



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

#25-1221

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

FROM: Rickelle Williams City Manager

DATE: December 16, 2025

TITLE: Resolution Providing Notice of the Decision to Proceed with the Unsolicited Proposal Submitted by (_____) for the Design, Development, Financing, Construction, Operation, and Maintenance of a Multi-Use Structure with Public Parking, a Surface Level Public Parking Lot, and a Fire-Rescue/EMS Substation Located within Holiday Park at NE 8 Street and NE 10 Avenue, Fort Lauderdale, Florida, and Authorizing Negotiations of a Proposed Interim and/or Comprehensive Agreement in Accordance with Section 255.065, Florida Statutes - **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission consider a resolution providing notice of the decision to proceed with the unsolicited proposal from the highest ranked proposer (_____) for the design, development, financing, construction, operation, and maintenance of a multi-use structure with public parking, a surface level public parking lot, and a Fire Rescue/EMS Substation located within Holiday Park at NE 8 Street and NE 10 Avenue, Fort Lauderdale, Florida, and authorizing negotiations of a proposed interim and/or comprehensive agreement starting with the highest ranked proposer, in accordance with section 255.065, Florida Statutes.

Background

To address growing parking demand, in 2023 City staff initiated a Design Criteria Package (DCP) for a new parking structure in Holiday Park. City staff presented parking garage concept options to the City Commission on January 22, 2025 (CAM #25-0032). Following this update, the Commission feedback was to advance concepts for a surface parking lot on the south parcel. Subsequently, City staff suspended efforts to design and construct a parking garage.

On March 7, 2025, the City received an unsolicited proposal from Holiday Park Parking Partners LLC. A revised proposal was submitted on April 10, 2025.

On May 5, 2025, the City received a second unsolicited proposal from Park Place Garages LLC. Both proposals met the statutory definition of a "qualifying project" under

Section 255.065, Florida Statutes, and each included the required \$25,000 application fee.

On May 20, 2025, during the City Commission Conference Meeting, staff presented an update on the Holiday Park parking initiative which included a high-level overview of the two (2) unsolicited proposals (CAM #25-0571). The City Commission requested that City staff further evaluate the unsolicited proposals and provide an analysis prior to the City Commission's summer recess.

City staff met with representatives from Holiday Park Parking Partners LLC on June 6, 2025, and with representatives from Park Place Garages LLC on June 10, 2025. The meetings focused on the key aspects of the proposals, general business terms, and ensuring a mutual understanding of the timelines and deliverables. City staff provided the City Commission with an update on the unsolicited proposal evaluation status (CAM #25-0656) at the June 30, 2025, City Commission Conference Meeting.

On June 30, 2025, during the City Commission Conference Meeting, the City Commission requested that City staff prepare a walk-on resolution for the June 30, 2025, City Commission Regular Meeting to accept the two (2) existing unsolicited proposals and establish a forty-five (45)-day competition period following the initial date of publication. The walk-on resolution (CAM #25-0550) was approved that evening. The forty-five (45)-day competition period began on Tuesday, July 8, 2025, and officially closed on Friday, August 22, 2025, at 5:00 p.m. The City received one (1) additional proposal from G3 Development and one (1) revised proposal from Park Place Garages LLC during the competition period. On August 25, 2025, staff advised the City Commission of the three (3) unsolicited proposals via Letter to the Commission No. 25-155 and also shared that the proposals had been made available online on the City's project website.

On September 3, 2025, the City Commission approved a motion to terminate, for convenience, the Bermello, Ajamil & Partners, LLC agreement for the Holiday Park Garage Design Criteria Package (CAM #25-0773). City staff continued to advance the surface lot through a design task order with Kittleson and Associates. The surface lot design is substantially complete and included as Attachment 5.

The City selected PFM Financial Advisors (PFM) to conduct the third-party analysis of the three (3) unsolicited proposals.

The PFM scope of work includes:

- Review the unsolicited proposals to generate a comparative summary of each proposal;
- Developer Comparative Summary;
- Project Comparative Summary (e.g., number of spaces, ancillary development volumes, project cost, etc.);

- Comparative Summary of Financial Structure Assumptions;
- Generation of overall comparative matrix among the proposals regarding project specifics;
- Participation and assistance with interviews / communications with the potential development partners;
- Provide preliminary due diligence on the financial capacity and demonstrated ability of potential development partners to provide project financing;
- Perform independent financial analysis on project financing proposals from potential development partners;
- Assess proposed ownership structures and key business terms to be included in operative legal agreements, including, but not limited to, potential compensation to be received by the City, future control of the assets, and relative transfer of risk between the City and private party;
- Review financial pro forma(s) evaluating the financial viability of the proposed Project and impact on the City;
- Preparation of an executive summary-type memorandum or PowerPoint presentation summarizing its findings regarding the unsolicited proposals; and
- Providing its findings to the City Commission in an in-person meeting as requested.

On December 2, 2025, the City Commission approved a resolution appointing law firm Greenberg Traurig, P.A. as special counsel in connection with the Public Private Partnership (P3) project for the Holiday Park Parking Garage (CAM #25-0898).

The December 16, 2025, City Commission Conference Meeting agenda, included presentations from City staff, PFM, and the three (3) proposers (CAM #25-1057) regarding the project history, considerations, and the proposers' qualifications, experience, and project methodology.

City staff recommends that the City Commission rank the three (3) proposers in accordance with section 255.065, Florida Statutes.

The City Commission deliberated, and the final ranking of the three (3) proposers is as follows:

1. _____
2. _____
3. _____

The City Commission accepts the Unsolicited Proposal from the highest ranked proposer (_____) and authorizes the City Manager to enter into negotiations of a proposed Interim and/or Comprehensive Agreement. Upon the recommendation of the City Manager, the City Commission may terminate negotiations with the highest-ranked proposer, and direct the City Manager to initiate negotiations with the second-ranked or subsequent-ranked proposer, in the order consistent with the procedure in Section 255.065, Florida Statutes, and as defined within.

If and when a proposed interim and/or a comprehensive agreement is negotiated, the City Manager will present the proposed agreement to the City Commission for its review and consideration. Furthermore, pursuant to Section 255.065, Florida Statutes, the approval of the qualifying project by the City of Fort Lauderdale is subject to entering into a comprehensive agreement. The City of Fort Lauderdale may later reject the proposal until such time as a comprehensive agreement is executed.

Resource Impact

There is no fiscal impact associated with this action as any City obligations will be determined during the project negotiations and brought forward to the City Commission for consideration as part of the interim and/or comprehensive agreement approval process.

Strategic Connections

This is a FY 2026 Commission Priority, advancing Public Spaces and Community Initiatives.

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 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 – G3 Development Unsolicited Proposal

Exhibit 2 – Holiday Park Parking Partners LLC Unsolicited Proposal

Exhibit 3 – Park Place Garages LLC Revised Unsolicited Proposal

Exhibit 4 – PFM Financial Advisors Report

Exhibit 5 – Holiday Park Parking Lot Design

Exhibit 6 – Resolution

Prepared by: Ben Rogers, Assistant City Manager

Charter Officer: Rickelle Williams, City Manager