



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0550

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

FROM: Rickelle Williams, City Manager *Rickelle Williams*

DATE: June 30, 2025

TITLE: **WALK-ON** - Resolution Providing Notice of Intent to Enter into a Comprehensive Agreement for a Qualifying Project 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 at NE 8th Street and NE 10th Avenue within Holiday Park, Accepting Unsolicited Proposals from Holiday Park Parking Partners LLC and Park Place Garages LLC, and Notice of Intent to Accept Other Proposals for the Same Project - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider a resolution providing notice of intent to enter into a comprehensive agreement for a qualifying project submitted as unsolicited proposals 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 at NE 8th Street and NE 10th Avenue within Holiday Park, accepting unsolicited proposals from Holiday Park Parking Partners LLC and Park Place Garages LLC, and notice of intent to accept other proposals for the same project in accordance with Section 255.065, Florida Statutes.

Background

As part of the 2020 Parks Bond initiative, the City of Fort Lauderdale allocated \$20,000,000 of funding toward various improvements at Holiday Park including a multi-story parking garage. However, the funding allocated for a multi-story parking garage was reallocated to other Holiday Park improvements due to inflationary impacts.

Over the past five (5) years, Holiday Park has experienced a dramatic increase in public use and demand, which City staff believe will continue to grow due to the:

- Renovations to the Parker Playhouse and War Memorial Auditorium;
- Opening of the Baptist Health IcePlex;

- Increased residential dwellings and developments in the area;
- Delivery of Parks Bond Improvements including new tennis courts at the Jimmy Evert Tennis Center and key future improvements (playgrounds, pickleball courts, and splash pads); and
- Upcoming development of a YMCA facility that includes a fitness center, pool complex, and stand-alone medical facility.

To address growing parking demand, City staff initiated a Design Criteria Package (DCP) in 2023 and presented parking 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.

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 meet 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 Holiday Park parking which included a high-level overview of the two (2) unsolicited proposals. The Commission requested that City staff further evaluate the unsolicited proposals and provide an analysis prior to the Commission's summer break.

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.

The City is a responsible public entity. Pursuant to Section 255.065, Florida Statutes, if the responsible public entity receives an unsolicited proposal for a qualifying project and the responsible public entity intends to enter into a comprehensive agreement for the project described in the unsolicited proposal, the responsible public entity shall publish notice in the Florida Administrative Register and a newspaper of general circulation at least once a week for two (2) weeks stating that the responsible public entity has received a proposal and will accept other proposals for the same project. A copy of the notice must also be mailed to each local government in the affected area.

The timeframe within which a responsible public entity (the City) may accept other proposals shall be determined by the responsible public entity on a project-by-project

basis. Pursuant to Florida Statutes, the timeframe for allowing other proposals must be at least 21 days, but no more than 120 days, after the initial date of publication. If adopted, a timeframe should be established in the resolution.

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 existing unsolicited proposals and establish a forty-five (45)-day competition period following the initial date of publication.

Resource Impact

Both proposers submitted the \$25,000 application fee, which has been deposited into the account referenced below.

| <i>Funds available as of June 3, 2025</i> | | | | | |
|--|--------------------------------------|--|---|--|-----------------|
| ACCOUNT NUMBER | COST CENTER (Program) | CHARACTER/ ACCOUNT NAME | AMENDED BUDGET (Character) | AVAILABLE BALANCE (Character) | AMOUNT |
| 10-001-0000- 000-220-000- 001100042 | General Fund / Escrow | Deposits-Held In Trust- CMO-Unsolicited Proposals/Escrow | N/A | \$50,000 | \$50,000 |
| TOTAL ► | | | | | \$50,000 |

Strategic Connections

This is a FY 2025 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 – Unsolicited Proposal - Holiday Park Parking Partners LLC

Exhibit 2 – Unsolicited Proposal - Park Place Garages LLC

Exhibit 3 – Resolution

Prepared by: Ben Rogers, Acting Assistant City Manager

Charter Officer: Rickelle Williams, City Manager



Walk-On CAM 25-0550 - Holiday Park Proposal

Final Audit Report

2025-06-30

| | |
|-----------------|---|
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"Walk-On CAM 25-0550 - Holiday Park Proposal" History

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