

RESOLUTION NO. 26-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PROVIDING NOTICE OF ITS DECISION TO PROCEED WITH THE UNSOLICITED PROPOSAL SUBMITTED BY HOLIDAY PARK PARKING PARTNERS LLC 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, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on or about March 7, 2025 and May 5, 2025, the City of Fort Lauderdale received two unsolicited proposals from Holiday Park Parking Partners LLC and Park Place Garages LLC, respectively, pursuant to 255.065 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 8 Street and NE 10 Avenue within Holiday Park; and

WHEREAS, both proposals met the statutory definition of a "qualifying project" under Section 255.065(1)(i), Florida Statutes, and each included the required \$25,000 application fee; and

WHEREAS, City staff following City Commission direction on June 30, 2025, established a forty-five (45)-day competitive period under Section 255.065, Florida Statutes via Resolution No. 25-131. The competitive period started on July 8, 2025, and; and

WHEREAS, at the close of the competitive period, the City had received one (1) additional proposal from G3 Development and one (1) revised proposal from Park Place Garages LLC, for a total of three (3) proposals; and

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

WHEREAS, on December 16, 2025, the City Commission heard presentations from City staff, PFM Financial Advisors, and each of the three (3) proposers; and

WHEREAS, on January 6, 2026, the City Commission ranked the proposals as follows:

1. Holiday Park Parking Partners LLC
2. Park Place Garages LLC
3. G3 Development; and

WHEREAS, the City of Fort Lauderdale intends to enter into a comprehensive agreement for the project proposed in the unsolicited proposal submitted by Holiday Park Parking Partners LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That each WHEREAS clause set forth above is true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, pursuant to Section 255.065, Florida Statutes, hereby provides notice of its decision to proceed with the unsolicited proposal submitted by Holiday Park Parking Partners LLC 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 within Holiday Park located at NE 8 Street and NE 10 Avenue, Fort Lauderdale, Florida.

SECTION 3. That the City Commission of the City of Fort Lauderdale, hereby authorizes the City Manager or her designee to negotiate a proposed interim and/or a comprehensive agreement with the highest-ranked firm, Holiday Park Parking Partners LLC, in accordance with Section 255.065, Florida Statutes. Upon the recommendation of the City Manager, the City Commission may terminate negotiations with the highest-ranked firm, and direct the City Manager to negotiate with the second-ranked or subsequent-ranked firms, in the order consistent with the procedure in Section 255.065, Florida Statutes.

SECTION 4. That upon negotiating a proposed interim and/or a comprehensive agreement with Holiday Park Parking Partners LLC, the City Manager will present the proposed agreement to the City Commission for its review and consideration.

SECTION 5. That 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 with Holiday Park Parking Partners LLC, and the City of Fort Lauderdale may reject the proposal until such time a comprehensive agreement is executed.

SECTION 6. That this Resolution shall be in full force and effect upon its adoption.

ADOPTED this 6th day of January, 2025.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

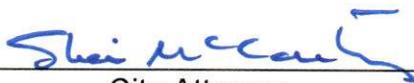
Dean J. Trantalis Yea

John C. Herbst Yea

APPROVED AS TO FORM
AND CORRECTNESS:

Steven Glassman Yea

Pamela Beasley-Pittman Yea



City Attorney
SHARI L. McCARTNEY

Ben Sorensen Yea