

RESOLUTION NO. 24-78

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DECLARING THAT CERTAIN LAND AND IMPROVEMENTS SITUATED THEREON, OWNED BY THE CITY OF FORT LAUDERDALE, ARE NOT NEEDED FOR GOVERNMENTAL PURPOSES, AND DECLARING THE INTENTION OF THE CITY COMMISSION TO LEASE SUCH LAND AND IMPROVEMENTS THEREON PURSUANT TO SECTION 8.09 OF THE CITY CHARTER, SUCH LANDS LOCATED AT 330 SOUTHWEST 2ND STREET, KNOWN AS NEW RIVER TRADING POST, LOCATED ON LAND MORE PARTICULARLY DESCRIBED BELOW; RELEASE OF REQUESTS FOR PROPOSALS; REQUIRING PUBLICATION OF NOTICE AS TO WHEN THE CITY COMMISSION WILL EVALUATE BIDS; REPEALING ALL RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDE FOR EFFECTIVE DATE.

WHEREAS, the City of Fort Lauderdale owns certain land and improvements located at 330 SW Second Street with a tax folio number of 504210BJ9999 and legally described as follows (hereinafter referred to as "Property"); and

WHEREAS, the land is approximately 53,143 square feet with a 34,046 square foot two-story building and a surface parking lot located thereon; and

WHEREAS, the Property has been leased by the City for use as a mixed-use development for retail and work-live units since 2003; and

WHEREAS, the Property is subject to a long-term ground lease that expires on February 28, 2058; and

WHEREAS, the City is seeking proposals to maximize the optimal use of the site, while encouraging private, commercial and/or residential use that will harmonize with the revitalization efforts of Himmarshee Street; and

WHEREAS, the City Commission deems it to be in the best interest of the City that such Property again be declared not needed for a governmental purpose and advertised for lease under the provisions of Section 8.09 of the City Charter, subject to certain conditions, limitations, and restrictions; and

WHEREAS, the City Commission, pursuant to the terms and conditions set forth in City Charter Section 8.09 deems it to be in the best interest of the citizens of Fort Lauderdale to offer the Property for lease starting March 1, 2058 (post-expiration of existing ground lease), or upon earlier termination of ground lease agreement if prior to March 1, 2058, and to seek bids from interested persons in accordance with a request for proposals approved by the City.

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 herein incorporated by this reference.

SECTION 2. That the City of Fort Lauderdale does hereby declare and determine its intention to lease, upon the terms and conditions prescribed below and in the request for proposal, certain lands, and improvements on them owned by the City, which lands lie within Fort Lauderdale, Broward County, Florida, to wit:

All of Parcel "A" of "THE BAREFOOT MAILMAN", according to the Plat, recorded in Plat Book 152, Page 32, of the Public Records of Broward County, Florida.

SECTION 3. Notwithstanding, the term of the Lease shall not exceed fifty (50) years from March 1, 2058 (post-expiration of existing ground lease), or upon earlier termination of existing ground lease agreement if prior to March 1, 2058, plus such length of time, not to exceed five (5) years, as determined by the City Commission to be reasonably necessary to complete construction of the proposed improvements.

SECTION 4. That such Property and improvements shall be leased to embody the terms and conditions specified in this Resolution, and as set forth in the request for proposals processed by Colliers International Florida, LLC as detailed in Exhibit 4 – Collier's Proposal Submittal Procedure and reviewed by the City Commission in connection with the adoption of this Resolution calling for proposals for the leasing of the Property; copies of the RFP to be made available by the City's Finance Department, Procurement Division and such other terms as the City shall deem necessary.

SECTION 5. That all bids shall be delivered to the Procurement Division Suite 1650, 101 NE 3rd Avenue, Fort Lauderdale, Florida 33301 at or before 2:00 p.m. on May 16, 2024.

SECTION 6. That the City Commission will meet on June 18, 2024, at 6:00 p.m. during the City Commission Regular Meeting at the noticed address, for the purpose of reviewing all bids and determining the best proposal submitted. Any resolution accepting a bid proposal will require the preparation of a form of lease for execution in accordance with Sec. 8.09 of the City Charter. The City may reject any and all bids at any time. The City Commission may define and waive any minor irregularity it may discover in any proposal contained and submitted in any offer.

SECTION 7. That the City Clerk shall publish a notice in the official newspaper of the City for two (2) issues prior to the date set forth above for receiving bids; the first publication to be not less than ten (10) days before said date of receiving bids, and the second publication to be one week following the first.

SECTION 8. That any and all Resolutions or parts thereof in conflict herewith are hereby repealed.


SECTION 9. That this Resolution shall be in full force and effect upon final adoption.

ADOPTED this 16th day of April, 2024.



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
THOMAS J. ANSBRO

Warren Sturman Yea