



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

#24-0003

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

FROM: Greg Chavarria, City Manager

DATE: January 23, 2024

TITLE: Public Hearing - Resolution Approving Sublease Agreement for City-Owned
Property Located at 501 Seabreeze Boulevard, Fort Lauderdale, Florida
33316, Pursuant to Section 8.13 of the City Charter, to ISHOF Peninsula
LLC - **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve a sublease agreement for City-owned property located at 501 Seabreeze Boulevard, Florida 33316, to ISHOF Peninsula LLC, pursuant to section 8.13 of the Charter.

Background

Per section 8.13 of the Charter, the City of Fort Lauderdale ("City") is authorized to lease to civic and charitable organizations for a maximum of fifty (50) years to be used by the Lessee for purposes consistent with the public good. On December 19, 2023, the City Commission approved Resolution 23-298 (Exhibit 1) declaring the City's intent to sublease City-owned property located at 501 Seabreeze Boulevard, Florida 33316, to ISHOF Peninsula LLC ("Lessee").

The Lessee will provide a public benefit by providing recreational, sporting, and educational facilities which will be used by the public at large.

A summary of the terms of the sublease are as follows:

- Lease Term: Thirty (30) year sublease (note Lessee had requested the term be up to 50 years, however, consistent with advertising and the comprehensive agreement, the term will be 30 years and may be extended in the future by completing a notice of intent process consistent with section 8.13 of the Charter).
- Effective Date: Once Master Facilities Lease and Ground Lease are executed.
- Rent: Lessee will generate revenue through a revenue sharing structure for the Project, wherein the City is entitled to 100% of the Lease Based Revenues during the term of the Master Facilities Lease. Additionally, the City will receive the first Two Million and 00/100 Dollars (\$2,000,000) of the Non-Leased Based Revenue,

and thereafter, the remaining Non-Lease Based Revenues will be split equally between the City and International Swimming Hall of Fame.

- Lessee will sub-lease all space in the to-be-constructed East and West Buildings, except space leased to the International Swimming Hall of Fame including the museum, welcome center, and VIP suites.

Lessee will be responsible for all repairs and maintenance of the to-be-constructed East and West Buildings.

Resource Impact

There is no resource impact until substantial completion of the project, expected in FY 2027.

Strategic Connections

This item is a *2024 Commission Priority*, advancing the Public Places Initiative.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Public Places Focus Area
- The Parks, Recreation & Open Space Element
- Goal 2: Be a community with high quality parks and recreational facilities that highlight the character of our City.

Attachments

Exhibit 1 – Resolution 23-298

Exhibit 2 – Location Map

Exhibit 3 – Sublease Agreement

Exhibit 4 – Resolution

Prepared by: Angela Salmon, Assistant to the City Manager, City Manager's Office

Department Director: Greg Chavarria, City Manager