

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING A GROUND LEASE TO CONSTRUCT AND OPERATE A PUBLIC PARKING GARAGE FOR THE FORT LAUDERDALE FEDERAL COURTHOUSE; DELEGATING AUTHORITY TO THE CITY MANAGER TO EXECUTE THE GROUND LEASE AND ANY AND ALL DOCUMENTS NECESSARY OR INCIDENTAL THERETO; AMENDING RESOLUTION NO. 23-225 AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, on or about December 28, 2020, the United States of America (the "Government") acquired a fee simple interest in a 3.4480-acre tract of land consisting of seven parcels (the "Government Land") in Fort Lauderdale, Florida, for the purpose of designing and constructing a new Federal United States Courthouse and Building thereon (the "Courthouse") to better meet the space and security needs of the U.S. District Court for the Southern District of Florida; and

WHEREAS, the Courthouse will consist of approximately 252,000 gross square feet and include 12 courtrooms, 17 judicial chambers and include workspace for the U.S. Court of Appeals, U.S. Bankruptcy Court, U.S. Marshal's Service, U.S. Attorney's Office, and the U.S. Probation Office, generating robust daily operations that will create increased vehicular traffic and traffic congestion and a need for more public parking around the Courthouse; and

WHEREAS, pursuant to Resolution No. 23-225, the City Commission authorized the proper City Officials to enter into an Exchange Agreement in which the Government would lease a portion of the Government Land ("Ground Lease") and grant a utility easement to the City for a sewage lift station and sanitary sewage lines in exchange for the City (1) providing design and construction services to relocate its sewage lift station and associated sanitary sewage lines and reroute a 30" water main and (2) vacating SE 4<sup>th</sup> Avenue and SE 10<sup>th</sup> Ct. to consolidate all seven parcels and consolidate the Government Land unencumbered by these Right of Ways; and

WHEREAS, pursuant to the Exchange Agreement, the City agreed to construct a multi-level public parking garage initially consisting of approximately 350 spaces on approximately 1.25 +/- acres of Government Land, subject to conditions; and

WHEREAS, the term of the Ground Lease has been extended to thirty (30) years and due to limitations of the site, the footprint of the leased premises has been reduced from 1.25 +/- acres to .6225 acres and the City will construct a minimum of 275 parking spaces.

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

SECTION 1. The City Commission of the City of Fort Lauderdale hereby approves the Ground Lease, in substantially the form attached to Commission Agenda Memorandum No. 25-0489.

SECTION 2. That the City Commission amends Resolution No. 23-225 and hereby authorizes, empowers and directs the City Manager to execute the Ground Lease and such other documents or instruments necessary and proper to enter into this Ground Lease, including any amendments that may be necessary to correct scrivener's errors or a memorandum of lease.

SECTION 3. The City Commission finds that constructing a garage for the public serves a public purpose.

SECTION 4. Except as amended herein, Resolution No. 23-225 is hereby ratified and reaffirmed.

SECTION 5. That the Office of the City Attorney shall review and approve as to form all documents prior to their execution by the City Manager.

SECTION 6. The Recitals are true and correct and incorporated herein by reference.

SECTION 7. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

Dean J. Trantalis \_\_\_\_\_

John C. Herbst \_\_\_\_\_

APPROVED AS TO FORM

Steven Glassman \_\_\_\_\_

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AND CORRECTNESS:

\_\_\_\_\_  
Interim City Attorney  
D'WAYNE M. SPENCE

Pamela Beasley-Pittman \_\_\_\_\_

Ben Sorensen \_\_\_\_\_