



COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM

3C

Today's Date: 10/24/24

DOCUMENT TITLE: 1st Amendment to the Comprehensive Agreement Between Fort Lauderdale Studio Initiative, LLC and Infinite Realty, Inc., Related to a Comprehensive Agreement to Develop a Full-Service Movie Studio Complex at 1400 NW 31st Avenue

COMM. MTG. DATE: 10/15/2024 CAM #: 24-0994 ITEM #: CM-15 CAM attached:  YES  NO

Routing Origin: CAO Router Name/Ext: S.Sierra/5598 Action Summary attached:  YES  NO

CIP FUNDED:  YES  NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

1) Dept: CAO Router Name/Ext S.Sierra/5598 # of originals routed: 3 Date to CAO: 10/17/2024

2) City Attorney's Office: Documents to be signed/routed?  YES  NO # of originals attached: 3

Is attached Granicus document Final?  YES  NO Approved as to Form:  YES  NO

Date to CCO: 10/24/24

Shaun Amarnani  
Attorney's Name

SA  
Initials

3) City Clerk's Office: # of originals: 3 Routed to: Donna V./Amber Cabrera./CMO Date: 10/24/24

4) City Manager's Office: CMO LOG #: OCT 81 Document received from: CCO 10/25/24

Assigned to: SUSAN GRANT  ANTHONY FAJARDO  LAURA REESE  BEN ROGERS

SUSAN GRANT as Acting City Manager

APPROVED FOR S. GRANT'S SIGNATURE

N/A FOR S. GRANT TO SIGN

PER ACM: A. Fajardo (Initial/Date) PER ACM: L. REESE (Initial/Date)

B. Rogers (Initial/Date)

PENDING APPROVAL (See comments below)

Comments/Questions: \_\_\_\_\_

Comments/Questions: \_\_\_\_\_

Forward  originals to  Mayor  CCO Date: 10/25/24

5) Mayor/CRA Chairman: Please sign as indicated. Forward \_\_\_\_\_ originals to CCO for attestation/City seal (as applicable) Date: \_\_\_\_\_

6) City Clerk: Scan original and forwards 1 originals to: Sonia Sierra/CAO/ Ext 5598

\*\*\*\*\*Please email a scan of completely executed documents to [ssierra@fortlauderdale.gov](mailto:ssierra@fortlauderdale.gov)

Attach \_\_\_\_\_ certified Reso # \_\_\_\_\_  YES  NO

Original Route form to Sonias/5598

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sturman,  
Commissioner Herbst, Vice Mayor Glassman and Mayor Trantalis

**LS** CM-12 [24-0915](#)

Motion Approving FY 2025 Beach Business Improvement District (BBID) Grant Participation Agreement with UniteUs Group Inc. - \$10,000 - (Commission District 2)

APPROVED

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sturman,  
Commissioner Herbst, Vice Mayor Glassman and Mayor Trantalis

**LS** CM-14 [24-0938](#)

Motion Approving and Authorizing the Execution of an Amendment to the Lease Agreement with the Florida Department of Transportation for Right-of-Way Land Above the Henry E. Kinney Tunnel - (Commission District 4)

APPROVED

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sturman,  
Commissioner Herbst, Vice Mayor Glassman and Mayor Trantalis

**SA** CM-15 [24-0994](#)

Motion Approving the First Amendment to Comprehensive Agreement Developing a Full-Service Movie Studio Complex at 1400 NW 31st Avenue - (Commission District 3)

APPROVED

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sturman,  
Commissioner Herbst, Vice Mayor Glassman and Mayor Trantalis

**RMH** CM-16 [24-1012](#)

Motion Approving Change Order No. 1 for the Galt Ocean Mile Beautification Improvements - Chen Moore and Associates, Inc. - \$61,435 and extend the contract term by 114 days - (Commission District 1)

APPROVED

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sturman,  
Commissioner Herbst, Vice Mayor Glassman and Mayor Trantalis

**PGB** CM-17 [24-0965](#)

Motion Eliminating July 15, 2025, and August 5, 2025, Conference and Regular Meetings for Vacation - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sturman,  
Commissioner Herbst, Vice Mayor Glassman and Mayor Trantalis



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

**#24-0994**

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

**FROM:** Susan Grant, Acting City Manager

**DATE:** October 15, 2024

**TITLE:** Motion Approving the First Amendment to Comprehensive Agreement  
Developing a Full-Service Movie Studio Complex at 1400 NW 31st Avenue  
– **(Commission District 3)**

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**Recommendation**

Staff recommends the City Commission pass a motion approving the First Amendment to Comprehensive Agreement developing a Full-Service Movie Studio Complex at 1400 NW 31st Avenue.

**Background**

On April 20, 2022, the City received an unsolicited proposal pursuant to Section 255.065, Florida Statutes, to develop, construct, operate, and maintain a full-service movie studio complex on city-owned property located at 1400 NW 31st Avenue, Fort Lauderdale, Florida, commonly known as the former Wingate incinerator site. The proposer submitted the required application fee of \$25,000 in accordance with Resolution No. 13-187.

In Resolution No. 22-95, the City Commission determined that the proposed project would serve a public purpose as an educational and cultural facility and a public facility or infrastructure that is used or will be used by the public at large or in support of an accepted public purpose or activity, and constitutes a qualifying project pursuant to Section 255.065, Florida Statutes (2021). In accordance with the foregoing statute, the City advertised and accepted other proposals for the same project in accordance with Section 255.065, Florida Statutes, for a period of twenty-one (21) days after the initial date of publication, up through and including 5:00 PM, May 31, 2022. The City did not receive any proposed competing proposals during the aforementioned timeframe.

On June 7, 2022, The City Commission approved Resolution No. 22-122, providing notice of its decision to proceed with the unsolicited proposal submitted by Fort Lauderdale Studio Initiative, LLC for the development, construction, operation, and maintenance of a full-service movie studio complex at 1400 NW 31<sup>st</sup> Avenue, and authorized negotiations for a proposed interim and/or comprehensive agreement with Fort Lauderdale Studio Initiative, LLC (FLSI).

On September 22, 2022, the City Commission approved the Comprehensive Agreement with Fort Lauderdale Studio Initiative, LLC to enter into a fifty (50) year agreement with the City with an option term of fifty (50) years commencing upon the expiration of the initial term in order to complete and operate a full-service movie studio project on city-owned property. The project includes a full-service movie, tv, and streaming production studios including, but not limited to, (1) multiple large sound stages; (2) minimum 100,000 square feet of offices, indoor film sets, commissary, and film school; (3) outdoor film sets, back lot, and accessory uses, buildings, and structures.

Section 5.13 of the Comprehensive Agreement states that the FLSI shall use commercially reasonable efforts to complete the project within three years of the Effective Date, with the ability to request extensions for good cause.

FLSI and Infinite, through associated CAM 24-0993, are seeking to assign the Comprehensive Agreement to solidify a long-term partnership. Infinite has extensive experience in the high-tech content creation space including movies, tv, streaming, gaming, e-sports, drone racing, metaverse and immersive technology. Infinite plans to integrate these various content creation and immersive businesses in the studio complex which will involve additional time to finalize facility design plans that will necessitate a reasonable extension to the timeline for construction of buildings and structures. FLSI and Infinite seek to amend the Comprehensive Agreement to extend the completion date to December 31, 2026.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a 2024 Commission Priority, advancing the Parks and Public Places initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

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

### **Related CAM**

24-0993

**Attachment**

**Exhibit 1 – First Amendment to the Comprehensive Agreement**

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Prepared by: Ben Rogers, Acting Assistant City Manager

Charter Officer: Susan Grant, Acting City Manager

## FIRST AMENDMENT TO COMPREHENSIVE AGREEMENT

**WHEREAS**, Fort Lauderdale Studios Initiative LLC (“FLSI”) entered into a Comprehensive Agreement with the City of Fort Lauderdale (“City”) on October 31, 2022, to develop, operate and maintain a high-tech studio facility to produce movies, tv, streaming, gaming, and other commercial and entertainment content on the property generally located at 1400 NW 31<sup>st</sup> Avenue, Fort Lauderdale (“studio site”); and

**WHEREAS**, Infinite Reality, Inc. (“IR”) has agreed to an assignment of the comprehensive agreement, with FLSI remaining as party to the agreement as guarantor; and

**WHEREAS**, IR has significant and extensive experience and has multiple and varied lines of business in the high-tech content creation space including movies, tv, streaming, gaming, e-sports, drone racing, metaverse and immersive technology; and

**WHEREAS**, IR plans to integrate those operations and businesses on the studio site; and

**WHEREAS**, that integration will take additional time to finalize the facility plans for the buildings and structures which will extend the timeline to construct and operate the studio facility; and

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**Section 1.** Paragraph 5.1.3 of the Agreement is hereby revised to read as follows:

**5.1.3. Completion.** FLSI shall use commercially reasonable efforts to complete the Base Project, as defined herein, on or before December 31, 2026, within three (3) years of the Effective Date, however FLSI may ask for and CITY may grant reasonable extensions for good cause shown. Failure of FLSI to complete the Base Project by the deadline, or extended deadline as provided for herein within three (3) years of the Effective Date shall constitute a material default pursuant to Article 12 of this Agreement.

**Section 2.** Except as otherwise revised pursuant to Section 1, other terms and conditions of Agreement not modified are fully in effect.

IN WITNESS OF THE FOREGOING, THE PARTIES HAVE SET THEIR HANDS AND SEALS

**FORT LAUDERDALE STUDIO INITIATIVE LLC:**

FORT LAUDERDALE STUDIO INITIATIVE LLC, a Delaware Limited Liability Company

By: [Signature]

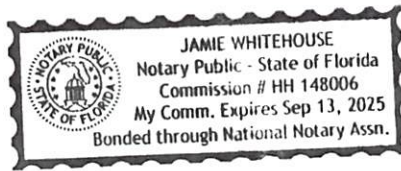
Name: MICHAEL WILLIAMS

Title: MANAGING MEMBER

STATE OF FLORIDA )  
) SS  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 23<sup>rd</sup> day of October, 2024 by Michael Williams, as Managing Member of Fort Lauderdale Studio Initiative LLC, a Delaware limited liability company organized under the laws of the State of Delaware and authorized to transact business in the State of Florida. He is personally known to me or produced \_\_\_\_\_ as identification.

(SEAL)



NOTARY PUBLIC,

[Signature]  
Signature Notary Public, State of Florida

Jamie Whitehouse  
Name of Notary Typed,

Printed or Stamped

My Commission Expires: 09/13/2025

Commission Number HH 148006

**INFINITE REALITY:**

INFINITE REALITY, INC., a  
Delaware Limited Liability  
Company

By: [Signature]

Name: John Acunto

Title: President

STATE OF FLORIDA )

) SS PAZMI BEACH  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 21 day of October, 2024 by John Acunto, as President of Infinite Reality, a Delaware corporation organized under the laws of the State of Delaware and authorized to transact business in the State of Florida. He is personally known to me ~~or produced~~ \_\_\_\_\_ as identification.

(SEAL)

NOTARY PUBLIC

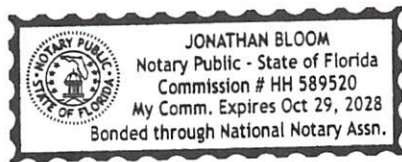
[Signature]  
Signature Notary Public, State of  
Florida

Jonathan Bloom  
Name of Notary Typed,

Printed or Stamped

My Commission Expires: \_\_\_\_\_

Commission Number \_\_\_\_\_





**City of Fort Lauderdale:**

IN WITNESS WHEREOF, the City of Fort Lauderdale hereby consents to the Assignment between FORT LAUDERDALE STUDIO INITIATIVE LLC, a Delaware limited liability company ("Assignor"), and INFINITE REALITY, INC., a Delaware corporation (the "Assignee").

WITNESSES

Ashley K. Dixon

Ashley K. Dixon  
PRINT NAME

Scott Wyman

Scott Wyman  
PRINT NAME

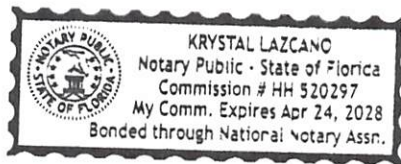
(CORPORATE SEAL)



STATE OF FLORIDA )  
) SS  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28 day of October, 2024 by Dean J. Trantalis, as Mayor of the City of Fort Lauderdale. He is personally known to me or produced \_\_\_\_\_ as identification.

(SEAL)



CITY OF FORT LAUDERDALE

BY: Dean J. Trantalis  
Dean J. Trantalis, Mayor

BY: Susan Grant  
Susan Grant, Acting City Mger

ATTEST:

BY: David R. Soloman  
David R. Soloman, City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

Thomas J. Ansbro, City Attorney

BY: Shaun Amarnani  
Shaun Amarnani,  
Asst City Attorney

NOTARY PUBLIC

Krystal Lazcano  
Signature Notary Public, State of Florida

KRYSTAL LAZCANO  
Name of Notary Typed,

Printed or Stamped

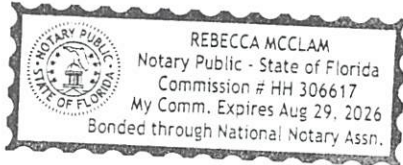
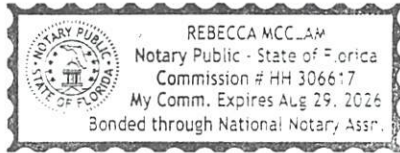
My Commission Expires: April 24, 2028

Commission Number HH520297

STATE OF FLORIDA )  
) SS  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 25th day of October, 2024 by Susan Grant, as acting City Manager of the City of Fort Lauderdale. She is personally known to me or produced \_\_\_\_\_ as identification.

(SEAL)



NOTARY PUBLIC

*Rebecca McClam*  
Signature Notary Public, State of Florida

\_\_\_\_\_  
Name of Notary Typed,  
Printed or Stamped  
My Commission Expires: \_\_\_\_\_  
Commission Number \_\_\_\_\_