



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

#22-0272

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: March 15, 2022

TITLE: Motion Approving a Comprehensive Agreement with One Stop FTL, LLC
Pursuant to Florida Statutes Section 255.065, related to City-owned
Property located at 301 N Andrews Avenue Fort Lauderdale, FL 33301
Commonly Known as the One Stop Shop - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider entering into a Comprehensive Agreement with One Stop FTL, LLC ("Proposer"), in substantially the form attached, pursuant to Florida Statutes Section 255.065, related to City-owned property located at 301 N Andrews Avenue, Fort Lauderdale, FL 33301 commonly known as the One Stop Shop.

Background

On June 19, 2020, the City received an unsolicited proposal from Proposer pursuant to Florida Statutes Section 255.065, to construct a recreational and cultural facility. At the October 6, 2020, City Commission Meeting, the City Commission adopted Resolution No. 20-190 determining that the unsolicited proposal submitted by the Proposer serves a public purpose as a recreational and cultural facility which will be used by the public at large or in support of an accepted public purpose or activity, and as proposed constitutes a Qualifying Project pursuant to Florida Statutes Section 255.065.

The Qualified Project will benefit the community by developing, designing, and constructing a recreational and cultural facility, as more particularly described in the Comprehensive Agreement. The overall project is inclusive of a southern portion known as "Cultural Center," and a northern portion known as the "Arts Park." The Arts Park, consisting of approximately 98,400 square feet, is inclusive, but not limited to: green spaces, gardens, a tree canopy, shade structures, green markets, and structures for art and music fairs, educational and cultural events, and trade shows for active and passive uses. The Cultural Center site is inclusive, but not limited to, an approximately 41,000 square feet structure or combination of structures with associated parking which will be a cultural, arts, food, and family entertainment venue.

On March 1, 2022, the City Commission received a presentation from the developer and listened to public input regarding the proposal. The item was deferred to March 15, 2022,
03/15/2022
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for further review of the comprehensive agreement and a financial analysis from Collier's International.

Resource Impact

There is no fiscal expenditure. Future revenues due the city are outlined in the agreement attached as Exhibit 1.

Strategic Connections

This item is a Top 2022 Commission Priority, advancing the Parks and Public Places Initiative.

This item is a *Press Play Fort Lauderdale Strategic Plan 2024*, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community
- Objective: Improve access to and enjoyment of our beach, waterways, parks, and open spaces for everyone.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are United*.

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.

Attachments

Exhibit 1 – Comprehensive Agreement – One Stop FTL, LLC

Exhibit 2 – Collier's Comprehensive Agreement Review & Analysis

Exhibit 3 – One Stop Shop Appraisal

Prepared by: Luisa Agathon, City Manager's Office

Department Director: Chris Lagerbloom, ICMA-CM, City Manager