



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

**#24-0747**

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

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

**DATE:** October 1, 2024

**TITLE:** **WALK ON** - Motion Approving a Lease Agreement Between North  
Broward Hospital District and the City of Fort Lauderdale for Broward  
Health Park at Imperial Point Honoring Dottie Mancini, in Substantially the  
Form Provided – **(Commission District 1)**

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**Recommendation**

City staff recommends the City Commission approve a lease agreement between North Broward Hospital District (“NBHD”) and the City of Fort Lauderdale (“City”) for Broward Health Park at Imperial Point Honoring Dottie Mancini (“Property”), in substantially the form provided.

**Background**

On September 5, 2007, the City entered into a five-year lease agreement with NBHD for the Property located at NE 22 Avenue, designated for use as a public park and playground. Subsequently, on November 1, 2013, the City entered into a ten-year lease agreement with NBHD to continue the improvement and maintenance of the Property.

During 2022 and 2023, the City and NBHD discussed the future use of the Property and the City’s desire to continue using the Property as a City park. NBHD identified that the Property was earmarked to expand hospital operations. On November 1, 2023, the lease expired, NBHD took possession, and restricted public access to the Property.

To regain control of the parcel and reopen the park, City staff recommends that the City Commission approve a new lease agreement with NBHD. The proposed lease terms include an Initial Term and an Extended Term which are further defined below:

- **Initial Term:**  
The Initial Term is for a 30-day period and continues on a month-to-month basis. The rent is \$17,000 per month. The initial term will continue until either party provides a non-renewal notice 15-day prior to the end on a month period -OR- until the conditions associated with the Extended Term are fulfilled. The Initial Date will start upon the execution of the agreement by both parties.

- Extended Term:

The Extended Term is for a 30-year period that will run concurrently with the Broward Health sublease with the YMCA. The associated Extended Term rent is \$1.00 annually. The conditions associated with the conversion of Initial Term to Extended Term are listed below:

- Final Development Review Approval of the Broward Health Medical Facility structure associated with the Holiday Park YMCA project
- City Commission approval of the Broward Health sublease and the associated Permitted Uses with the YMCA
- Determination by the City Commission that the Sublease and Broward Health's health care operations on the site are consistent with the spirit and intent of Section 8.13 of the Fort Lauderdale City Charter
- Written approval of the use and storage of hazardous waste and substances created and/or used in the ordinary course of Broward Health's health care operations on the site
- Entry into a mutually agreed-to recognition agreement allowing Broward Health to occupy the site if the Prime Lease with the YMCA is terminated
- Final Site Plan Approval, rezoning, land use amendment and platting (if necessary) through the City of Fort Lauderdale and Broward County with all applicable appeal periods having expired without the filing of a successful appeal by a third party.
- Issuance of any building permit related to the project is the last condition to occur before the extended term will commence.

- Operational Obligations:

The agreement defines that the City will be responsible for the maintenance and security of the property during the term of the agreement. The City is required to self-insure or provide property insurance. The City agrees to indemnify North Broward Hospital District.

- Termination Without Cause:

The agreement defines that either party may terminate the lease without cause by providing the other party with a ninety (90) day written notice. This is applicable at any time of the agreement (Initial Term or Extended Term).

### **Resource Impact**

There will be a Fiscal Year 2025 impact of \$204,000 from the below funding source.

**Source:**

<b>Funds available as of October 1, 2024</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME</b>	<b>CHARACTER CODE/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
10-001-9003-519-30-3299	Other General Government - Leases, Taxes & Pensions	Services/ Materials/ Other Professional Services	\$618,237	\$618,237	\$204,000
<b>TOTAL AMOUNT →</b>					<b>\$204,000</b>

**Strategic Connections**

This item supports a *2024 Top Commission Priority*, the Public Places initiative.

This item is a *Press Play Fort Lauderdale 2024 Initiative*, included within the Public Places Cylinder of Excellence, specifically advancing:

- The Public Places Focus Area
- Goal 5: Build a beautiful and welcoming community.

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 2: Be a community with high quality parks and recreational facilities that highlight the character of our City.

**Attachments**

Exhibit 1 – Property Map

Exhibit 2 – Lease Agreement

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Prepared by: Angela Salmon, City Manager's Office

Charter Officer: Susan Grant, Acting City Manager

# WALK ON - Commission Agenda Memo


## 24-0747 REVISED


Final Audit Report

2024-09-27


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