



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

**# 15-0805**

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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** June 16, 2015

**TITLE:** Resolution Approving a Lease Agreement with Riverwalk Fort Lauderdale, Inc. for the Property located at 220 Southwest 3<sup>rd</sup> Street – Shippey House

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**Recommendation**

It is recommended the City Commission adopt a Resolution pursuant to Charter Section 8.13 approving a lease agreement with Riverwalk Fort Lauderdale, Inc. (Riverwalk Fort Lauderdale), a Florida not for profit corporation and an Internal Revenue Code Section 501(c)(3) tax exempt corporation, for 220 Southwest 3<sup>rd</sup> Street, commonly referred to as the “Shippey House,” effective July 2, 2015.

**Background**

Riverwalk Fort Lauderdale is responsible for the programming, beautification, and promotion of Riverwalk Linear Park. The corporation is composed primarily of volunteer citizens and is overseen by a board of directors.

The Shippey House was moved in November 2011 from its original location at 215 Southwest 7<sup>th</sup> Avenue to 220 Southwest 3<sup>rd</sup> Street. The original plan was for the Friends of Shippey House (FOSH) to raise money to rehabilitate the structure while bringing it up to code. A revocable license, effective November 15, 2011, between the City and FOSH provided FOSH with the nonexclusive possession, use, construction, installation, operation, and maintenance of the project improvements. The revocable license terminated March 15, 2012, four months after the effective date.

On May 5, 2015, pursuant to Charter Section 8.13, the Commission adopted Resolution No. 15-101 (Exhibit 2), declaring its intent to lease the premises to Riverwalk Fort Lauderdale for a term of 30 years with two ten (10) year renewals. Riverwalk Fort Lauderdale will be responsible for all costs associated with the maintenance, management, and upkeep of the property. The annual rent of \$1 will commence on the effective date of the lease and be due each anniversary date. Riverwalk Fort Lauderdale will be responsible for all utility charges for the property.

Once the lease is executed, Riverwalk Fort Lauderdale will identify a sublessee who will operate the Shippey House. The rent generated by the sublease will provide the economic resources for the restoration, maintenance, and preservation of the Shippey House as well as funding of increased activities and capital improvements along the Riverwalk Linear Park. The property is located within the City's Historic Preservation District and H-1 zoning regulations will apply. The Shippey House will be operated as a facility to provide an information, welcome, and educational center to educate the general public as to the historic heritage along the New River.

### **Resource Impact**

There will be no negative impact to the General Fund as a result of the proposed lease agreement.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Public Places Cylinder of Excellence, specifically advancing:

- Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas, and parks.

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

#### Attachments:

Exhibit 1 – Draft Lease Agreement

Exhibit 2 – Resolution No. 15-101

Exhibit 3 – Charter Section 8.13

Exhibit 4 – Proposed Resolution

Exhibit 5 – Memorandum of Lease

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Prepared by: Carolyn Bean, Administrative Assistant

Department Director: Phil Thornburg, Parks and Recreation