



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#21-0567

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: July 6, 2021

TITLE: Resolution Approving Lease Agreement for City Owned Property Located
at 2000 NE 16 Street, Fort Lauderdale, Florida 33304, Known as the Fire
Prevention Bureau Building, to Fort Lauderdale Professional Firefighters,
Inc. IAFF Local 765 Pursuant to Section 8.13 of the Charter – **(Commission
District 2)**

Recommendation

Staff recommends the City Commission approve a lease agreement for City owned property located at 2000 NE 16 Street, Fort Lauderdale, Florida 33304, known as the Fire Prevention Bureau building, to Fort Lauderdale Professional Firefighters, Inc. IAFF Local 765 pursuant to section 8.13 of the Charter.

Background

Per section 8.13 of the Charter, the City of Fort Lauderdale ("City") is authorized to lease to civic and charitable organizations for a maximum of 50 years to be used by the Lessee for purposes consistent with the public good. On April 6, 2021, the City Commission approved Resolution 21-102 (Exhibit 1) declaring the City's intent to lease City owned property located at 2000 NE 16 Street, Fort Lauderdale, Florida 33304 to Fort Lauderdale Professional Firefighters, Inc. IAFF Local 765 ("Lessee").

The Fort Lauderdale Professional Firefighters, Inc. IAFF Local 765 is a Florida not for profit corporation formed in 1943, and currently represents over 400 firefighters and paramedics that protect and serve the City of Fort Lauderdale residents. The Lessee will provide a public benefit by: (i) rehabilitating a structure with architectural significance, (ii) providing administrative offices for Fort Lauderdale firefighters, and (iii) meeting space for the community.

The Fire Prevention Bureau building was constructed in 1983 and is located on a lakefront site adjacent to Fire Station 29 in the Poinsettia Heights neighborhood. Donald Singer, a renowned local architect, placed the building on the lake shoreline. The rear of the building has a feature that projects out into the water. The building is anchored to the site with cast-in-place concrete sunshades and masonry bearing walls. The exterior walls are rendered in stucco plaster, making the whole building a highly plastic, pure white form, on which the sun creates a constantly changing pattern of shadows throughout the day.

A summary of the terms of the lease are as follows:

- Lease Term – 50-year lease at \$1.00 per year
- Effective Date – July 1, 2021
- Lessee agrees to make improvements, renovations, and/or additions to undertake the permitted uses at Lessee's own cost and expense
- Lessee agrees to preserve architectural character of the exterior building to the maximum extent possible
- Lessee has five (5) years from the commencement date to complete the improvements

Resource Impact

There will be a positive fiscal impact of \$1.00 in the current fiscal year.

Strategic Connections

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

- Internal Support Focus Area
- Goal 8: Building a leading government organization that manages all resources wisely and sustainably.
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

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

Attachments

Exhibit 1 – Resolution 21-102

Exhibit 2 – Location Map

Exhibit 3 – Lease Agreement

Exhibit 4 – Resolution

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