



Memorandum

Memorandum No: 23-044

Date: March 23, 2023

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Greg Chavarria, City Manager 
Greg Chavarria (Mar 23, 2023 10:01 EDT)

Re: **(Revised)** Summary of P3 Projects

At the request of District 1's office, attached is a summary of all P3 projects that have been submitted to the City with information related to fees paid, parcel data, terms of the agreement, and any other relevant costs.

Should you have any questions or need any further information, please contact Assistant City Manager, Anthony Fajardo at afajardo@fortlauderdale.gov.

Attachment: Unsolicited Proposal Summary

c: Susan Grant, Assistant City Manager
Anthony Fajardo, Assistant City Manager
D'Wayne Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
Department Directors
CMO Managers

Project	Lockhart Stadium	
Developer	Miami Beckham United	
Competitive Period	21 Days	
Qualified Public Benefit	Recreational, Sporting, and Cultural Center	
Project Address	1350 NW 55th Street	
Parcel Number	494209290010	
Parcel Size	InterMiami Control: 42.3974 Acres City Community Improvements: 19.75 Acres	
Agreement Type	Interim	Comprehensive
Notes:	--	--
Agreement Date	Original: 4/18/2019	Original: 7/18/2019 Amended: 07/18/2020
General Scope	Demolition of the existing site	Construction of qualified project including a training facility, stadium and community site improvements
Estimated Improvement Costs	--	\$60,000,000
Annual Rent	N/A	\$1.00
Term of Agreement	180 Days or the execution of a Comprehensive Agreement	50 years (December 31, 2069)
Building Permit Fees Paid	Invoiced Amount - \$1,476,949.10 Total Paid - \$78,399.62 Balance Due - \$1,398,549.48	
Miscellaneous City Costs	At the Expense of Proposer	N/A
Project Improvements Completion	Completed	Training Center: July 2020 Stadium: July 2020 Community Site: Pending

Project	Aquatic Center South Building	
Developer	Hensel Phelps	
Competitive Period	21 Days	
Qualified Public Benefit	Public Facility	
Project Address	501 S Seabreeze Boulevard	
Parcel Number	504212330010	
Parcel Size	Entire Parcel: 5.05 Acres South Building Size: 16,000 sqft	
Agreement Type	Interim	Comprehensive
Notes:	--	--
Agreement Date	Original: 8/18/2020 Amended: 03/17/2021	Original: 6/3/2021
General Scope	Project planning and development and design	Design and construction of Fort Lauderdale Aquatic Center South Building
Estimated Improvement Costs	N/A	\$9,850,000
Annual Rent	N/A	N/A
Term of Agreement	11 months or the execution of a Comprehensive Agreement	554 days after Effective Date (December 23, 2022)
Building Permit Fees Paid	Invoiced Amount - \$527,032.97 Total Paid - \$527,015.97 Balance Due - \$17.00	
Miscellaneous City Costs	Original: \$450,000 Amended: \$1,011,074 Total: \$1,461,074	Additional Funding: \$8,388,926 Total Cost: \$9,850,000
Project Improvements Completion	Not Defined	January 2023

Project	Aquatic Center Complex	
Developer	Hall of Fame Partners	
Competitive Period	21 Days	
Qualified Public Benefit	Recreational, Sporting, and Cultural Center	
Project Address	1 Hall of Fame Drive	
Parcel Number	504212330010	
Parcel Size	Entire Parcel: 5.05 Acres Complex Size: Not defined for Interim Agreement	
Agreement Type	Interim	Comprehensive
Notes:	Negotiating Comprehensive Agreement. City may have to reimburse the Developer if project is cancelled by City.	--
Agreement Date	Original: 12/13/2021	--
General Scope	Investigation and testing of the site, project financing and design and demolition and construction	--
Estimated Improvement Costs	N/A	--
Annual Rent	N/A	--
Term of Agreement	Not Defined	--
Building Permit Fees Paid	N/A	--
Miscellaneous City Costs	N/A	--
Project Improvements Completion	N/A	--

Project	Las Olas Loop	
Developer	The Boring Company	
Competitive Period	45 Days	
Qualified Public Benefit	Public Facility & Infrastructure	
Project Address	Various	
Parcel Number	Not Defined	
Parcel Size	Not Defined	
Agreement Type	Interim	Comprehensive
Notes:	Project suspended on December 6, 2022 Spent: \$50,000	--
Agreement Date	Original: 06/07/2022	--
General Scope	Planning and Conceptual Engineering, Cost Estimates	--
Estimated Improvement Costs	N/A	--
Annual Rent	N/A	--
Term of Agreement	The earlier of entering into a Comprehensive Agreement or Terminating the Agreement	--
Building Permit Fees Paid	N/A	--
Miscellaneous City Costs	Original: \$375,000	--
Project Improvements Completion	N/A	--

Project	Cultural Center & Community Arts Park	
Developer	One Stop FTL	
Competitive Period	60 Days	
Qualified Public Benefit	Recreation & Cultural Center	
Project Address	301 N Andrews	
Parcel Number	504210150010	
Parcel Size	Parcel: 2.74 Acres Community Art Park: 2/3 of parcel Cultural Center: 1/3 of parcel	
Agreement Type	Interim	Comprehensive
Notes:	There was no Interim Agreement for this project	--
Agreement Date	--	11/1/2022
General Scope	--	Design, construction, occupancy, management, and maintained of a cultural center and community arts park
Estimated Improvement Costs	--	\$100,000,000
Annual Rent	--	Post Construction License Fee: Year 1: \$0 Year 2: \$250,000 Year 3: \$500,000 Year 4: \$750,000 Year 5: \$1,000,000 Year 6: \$1,250,000 Year 7: \$1,500,000 Ongoing: \$1,500,000 + CPI
Term of Agreement	--	50 years with two 25 year renewal options. Initial Term Expiration: October 31, 2072
Building Permit Fees Paid	--	
Miscellaneous City Costs	--	N/A
Project Improvements Completion	--	3 years from issuance of Building Permits

Project	Movie Studio Complex	
Developer	Fort Lauderdale Studio Initiatives	
Competitive Period	21 Days	
Qualified Public Benefit	Educational & Cultural Facility	
Project Address	1300 NW 31st Avenue	
Parcel Number	494232000120	
Parcel Size	Parcel: 16.43 Acres	
Agreement Type	Interim	Comprehensive
Notes:	There was no Interim Agreement for this project	--
Agreement Date	--	Not Defined in the Agreement. Item is being reviewed by CAO.
General Scope	--	Develop, Construct, Operate, and Maintain a full service Movie Studio Complex.
Estimated Improvement Costs	--	Not Defined
Annual Rent	--	\$1.00
Term of Agreement	--	50 Years with one 50 year renewal option
Building Permit Fees Paid	--	
Miscellaneous City Costs	--	N/A
Project Improvements Completion	--	3 years from Effective Date.

Project	Pickleball Facility	
Developer	My Park Initiative	
Competitive Period	21 Days	
Qualified Public Benefit	Educational & Cultural Facility	
Project Address	3299 NW 4th Avenue	
Parcel Number	504222000110 / 504222000150 / 504222000160 50422260020 / 50422260030	
Parcel Size	Parcel: 8.13 Acres	
Agreement Type	Interim	Comprehensive
Notes:	'There was no Interim Agreement for this project	--
Agreement Date	--	12/28/2022
General Scope	--	Design, Construct, Operate, and Maintain a Pickleball Facility
Estimated Improvement Costs	--	\$10,000,000
Annual Rent	--	\$1.00 + Escrow Account Deposits Annually of \$100,000 or 1% of Gross Revenues. Escrow to be used to fund Park Projects citywide.
Term of Agreement	--	50 Years with two 5 year renewal options. Initial Term Expiration: December 31, 2072
Building Permit Fees Paid	--	
Miscellaneous City Costs	--	N/A
Project Improvements Completion	--	Reasonable efforts to complete in 2 years. Failure to complete in 3 years is a default.

Project	Water Treatment Plant	
Developer	RI Flamingo Holdings & IDE Americas	
Competitive Period	90 Days	
Qualified Public Benefit	Water Treatment Plant	
Project Address	5900 Hawkins Road	
Parcel Number	494207000100	
Parcel Size	Parcel: 12 Acres	
Agreement Type	Interim	Comprehensive
Notes:	--	--
Agreement Date	5/3/2022	02/14/2023
General Scope	Investigation, discovery, inspection, and testing of the property	Design, Construct, Operate, Maintain the Prospect Lake Clean Water Center
Estimated Improvement Costs	N/A	\$475,000,000
Annual Rent	N/A	\$0
Term of Agreement	180 days or the execution of a Comprehensive Agreement	30 Years once Operational
Building Permit Fees Paid	N/A	N/A
Miscellaneous City Costs	N/A	\$80,500/Day for "Availability Payment" for production of water
Project Improvements Completion	N/A	9/16/2026

Project	Heron Garage, EMS Station, & Commerical Space	
Developer	Las Olas Parking Solutions	
Competitive Period	30 Days	
Qualified Public Benefit	Parking & EMS Facility	
Project Address	800 SE 2nd Court	
Parcel Number	504211010190	
Parcel Size	Parcel: 1.01 Acres	
Agreement Type	Interim	Comprehensive
Notes:	No Interim Agreement. Negotiating Comprehensive Agreement	--
Agreement Date	--	--
General Scope	--	--
Estimated Improvement Costs	--	--
Annual Rent	--	--
Term of Agreement	--	--
Building Permit Fees Paid	--	--
Miscellaneous City Costs	--	--
Project Improvements Completion	--	--

Project	City Hall	
Developer	Hunt / Amber Infrastructure Group	
Competitive Period	Under Consideration	
Qualified Public Benefit	Public Facility	
Project Address	100 N Andrews Avenue	
Parcel Number	5042100140030	
Parcel Size	Parcel: 2.02 Acres	
Agreement Type	Interim	Comprehensive
Notes:	Received by Staff. No Commission Action to Date.¹	--
Agreement Date	--	--
General Scope	--	--
Estimated Improvement Costs	--	--
Annual Rent	--	--
Term of Agreement	--	--
Building Permit Fees Paid	--	--
Miscellaneous City Costs	--	--
Project Improvements Completion	--	--