DEPARTMENT OF SUSTAINABLE DEVELOPMENT-URBAN DESIGN & PLANNING

SITE PLAN APPLICATION

Rev: 2  |  Revision Date: 3/27/2019  |  I.D. Number: DSD.UDP.SP

DEVELOPMENT REVIEW COMMITTEE (DRC)
SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<table>
<thead>
<tr>
<th>Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Unit Development District (PUD)</td>
<td>$12,760.00</td>
</tr>
<tr>
<td>Site Plan Level IV</td>
<td>$4,590.00</td>
</tr>
<tr>
<td>Site Plan Level III</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>Site Plan Level II in Regional Activity Center</td>
<td>$4,290.00</td>
</tr>
<tr>
<td>Site Plan Level II</td>
<td>$2,470.00</td>
</tr>
<tr>
<td>Change of Use (requiring Development Review)</td>
<td>$930.00</td>
</tr>
<tr>
<td>Parking Reduction (in addition to Site Plan fee)</td>
<td>$970.00</td>
</tr>
<tr>
<td>Flexibility Units/Acreage (in addition to Site Plan fee)</td>
<td>$60.00</td>
</tr>
</tbody>
</table>

NOTES: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-5020 latest by Friday at 12:00 noon prior to the meeting date.

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoninggis.

Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
<table>
<thead>
<tr>
<th><strong>A. DEPARTMENT INFORMATION:</strong> (FOR STAFF USE ONLY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Number</td>
</tr>
<tr>
<td>Civic Association</td>
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<table>
<thead>
<tr>
<th><strong>B. OWNER/APPLICANT CONTACT INFORMATION:</strong> For purpose of identification, the PROPERTY OWNER is the APPLICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner’s Name</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
</tr>
<tr>
<td>Phone Number</td>
</tr>
<tr>
<td>Proof of Ownership</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th><strong>C. AGENT CONTACT INFORMATION:</strong> If AGENT is to represent OWNER, notarized letter of consent is required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agent’s Name</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
</tr>
<tr>
<td>Phone Number</td>
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<tr>
<td>Letter of Consent Submitted</td>
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<table>
<thead>
<tr>
<th><strong>D. DEVELOPMENT INFORMATION</strong></th>
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<tbody>
<tr>
<td>Project Name</td>
</tr>
<tr>
<td>Project Address</td>
</tr>
<tr>
<td>Legal Description</td>
</tr>
<tr>
<td>Tax ID Folio Numbers</td>
</tr>
<tr>
<td>Description of Project</td>
</tr>
<tr>
<td>Total Estimated Cost of Project</td>
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<thead>
<tr>
<th><strong>E. PROPERTY USE INFORMATION</strong></th>
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<tbody>
<tr>
<td><strong>Land Use Designation</strong></td>
</tr>
<tr>
<td><strong>Zoning Designation</strong></td>
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<tr>
<td><strong>Use of Property</strong></td>
</tr>
<tr>
<td><strong>Number of Residential Units</strong></td>
</tr>
<tr>
<td><strong>Non-Residential SF (and Type)</strong></td>
</tr>
<tr>
<td><strong>Bldg Sq.Ft. (include structured parking)</strong></td>
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<tr>
<th><strong>F. DIMENSIONAL REQUIREMENTS</strong></th>
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<tbody>
<tr>
<td><strong>Lot Size (SF / Acreage)</strong></td>
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<tr>
<td><strong>Lot Density (Units/Acres)</strong></td>
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<tr>
<td><strong>Lot Width</strong></td>
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<tr>
<td><strong>Building Height (Feet / Floors)</strong></td>
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<tr>
<td><strong>Structure Length</strong></td>
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<td><strong>Floor Area Ratio (F.A.R.)</strong></td>
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<td><strong>Lot Coverage</strong></td>
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<td><strong>Vehicular Use Area</strong></td>
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<td><strong>Parking Spaces</strong></td>
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<th><strong>Setbacks (indicate direction N,S,E,W)</strong></th>
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<tr>
<td><strong>Required Per ULDR</strong></td>
</tr>
<tr>
<td>Front [ S ]</td>
</tr>
<tr>
<td>Front [ E ]</td>
</tr>
<tr>
<td>Side [ N ]</td>
</tr>
<tr>
<td>Rear [ W ]</td>
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**ID Number:** DSD.UDP.SP-2  
**Revision Number:** 2  
**Revision Date:** 3/27/2019  
**Page:** Page 2 of 6  
**Approval by:** Elsa Parker, Urban Design and Planning Manager  
**Uncontrolled in hard copy unless otherwise marked**
Lockhart Stadium
1235 NW 56th St
Miami, FL 33145
Tel. 305.444.4545    Fax. 305.444.4524
https://www.perezperez.com
FL Reg. AAC001112

11740 SW 80th Street, Third Floor, Miami, FL 33183
Tel. 305.273.8676    Fax. 305.279.7223
http://lemartec.com

CONSULTANTS:
CIVIL ENGINEERS                FLYNN ENGINEERING
STRUCTURAL ENGINEERS   BLISS & NYITRAY, INC.
CONSULTING ENGINEERS  SDM

Tree and Palm Mitigation Chart - Lockhart Stadium

<table>
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<tr>
<th>No.</th>
<th>Description</th>
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<td>10</td>
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NOTES:
1. ALL PERMITS OF TREES AND PALM, EXCEPT 5, DETERMINED TO BE ADOBER BY CITY END OF EACH PHASE OF CONSTRUCTION IN ACCORDANCE WITH CITY RESIDENTIAL.
3. DISCUSSION OF ANY ALTERATION WITHIN THE LINE OF WORK CANNOT ADOBER THE EXISTING IMPOSITION TO ALTER, IF IT IS IN THE BEST INTERESTS OF THE CONTRACTOR TO ALTER, IT IS REQUIRED TO PROVIDE THE CONTRACTOR WITH THE EXISTING IMPOSITION OF THE UNALTERED, SEE LANDSCAPE ARCHITECT INSTANT.
4. PRECISIONS FENCING WILL BE REQUIRED FOR EXISTING TREES STRATEGY.
5. TREES NOT ON THE SITE LOCATED MAY BE PLANTED INTO THE CRUSHED STONE IN THE AREA OF THE PLANNED.
6. PRIMARY CONCERNED OF ALL DESIGN NO. TO THE TREES MAINTAIN 36" MINIMUM CENTER TO CENTER HORIZONTAL AND VERTICAL, COI" MAINTAIN AND BILDOE THE TREES VARY BY 36" CONCERN MUST TO BE COMPLIANCE WITH IMPOSITION.

LEGEND
- FERROCRETE
- DECKING
- PRECAST

NORTH
Lockhart Stadium

1250 NW 55th St.
Miami, FL 33145
Tel. 305.444.4545    Fax. 305.444.4524

https://www.perezperez.com
FL Reg. AAC001112

CONSULTANTS:
CIVIL ENGINEERS                FLYNN ENGINEERING
STRUCTURAL ENGINEERS   BLISS & NYITRAY, INC.
CONSULTING ENGINEERS  SDM

NE ENTRY PLAZA

N.W. 55TH STREET

24'-0"
ROOM DESIGNATION & DIMENSIONS

1-1 TELECOM ROOM 9'-0" x 20'-0"
1-2 SERVICE ELEVATOR 9'-0" x 20'-0"
1-3 ELECTRICAL ROOM 9'-0" x 20'-0"
1-4 EXTENSION STAIR 11'-4" x 20'-0"
1-5 JANITOR'S CLOSET 9'-0" x 7'-0"
1-6 MEN'S GA TOILETS 16'-6" x 20'-0"
1-7 FAMILY TOILET 9'-0" x 7'-0"
1-8 WOMEN'S GA TOILETS 19'-0" x 21'-0"
1-9 JANITOR'S CLOSET 9'-0" x 7'-0"
1-10 JANITOR'S CLOSET 9'-0" x 7'-0"
1-11 VIP CLUB 39'-0" x 30'-4"
1-12 JANITOR'S CLOSET 10'-0" x 10'-0"
1-13 WOMEN'S VIP TOILETS 12'-0" x 16'-6"
1-14 PANTRY 10'-0" x 10'-0"
1-15 MEN'S GA CONCESSION 16'-6" x 10'-0"
1-16 MEN'S GA TOILETS 16'-6" x 10'-0"
1-17 ROOFTOP GA TOILETS 10'-0" x 10'-0"
1-18 JANITOR'S CLOSET 8'-0" x 8'-0"
1-19 CONCESSION 32'-0" x 16'-0"
1-20 VIP BAR 16'-0" x 10'-0"
1-21 MEN'S GA TOILETS 14'-0" x 25'-0"
1-22 JANITOR'S CLOSET 10'-0" x 10'-0"
1-23 WOMEN'S GA TOILETS 16'-6" x 25'-0"
1-24 GA CONCESSION 16'-0" x 9'-0"
1-25 COOK & PREP 16'-0" x 10'-0"
1-26 CONCOURSE 8'-0" x 20'-0"
1-27 PRESS ELEVATOR 9'-0" x 10'-0"
1-28 PASSENGER ELEVATOR 9'-0" x 15'-0"
1-29 MEN'S GA TOILETS 16'-6" x 25'-0"
1-30 WOMEN'S GA TOILETS 21'-0" x 21'-0"
1-31 STORAGE ROOM 8'-4" x 20'-0"
1-32 MEN'S GA TOILETS 10'-0" x 10'-0"
1-33 STORAGE ROOM 10'-0" x 13'-0"
1-34 VIP BAR 11'-0" x 15'-0"
1-35 PANTRY 10'-0" x 10'-0"
1-36 MEN'S GA CONCESSION 16'-6" x 10'-0"
1-37 MEN'S GA TOILETS 16'-6" x 10'-0"
1-38 ROOFTOP GA TOILETS 10'-0" x 10'-0"
1-39 JANITOR'S CLOSET 8'-0" x 8'-0"
1-40 PANTRY 10'-0" x 10'-0"
1-41 JANITOR'S CLOSET 9'-0" x 7'-0"
1-42 MEN'S GA TOILETS 16'-6" x 25'-0"
1-43 MEN'S GA TOILETS 16'-6" x 25'-0"
1-44 JANITOR'S CLOSET 9'-0" x 7'-0"
1-45 COOK & PREP 32'-0" x 16'-0"
1-46 ROOFTOP GA TOILETS 10'-0" x 10'-0"
1-47 JANITOR'S CLOSET 9'-0" x 7'-0"
1-48 MEN'S GA CONCESSION 16'-6" x 10'-0"
1-49 MEN'S GA TOILETS 16'-6" x 25'-0"
1-50 WOMEN'S GA TOILETS 21'-0" x 21'-0"
2-1 EXTERIOR STAIR 11'-6" x 20'-0"
2-2 EXTERIOR MEP PLATFORM 282'-0" x 24'-0"
2-3 PRESS ELEVATOR 9'-6" x 10'-0"
2-4 EXTERIOR STAIR 11'-6" x 20'-0"

NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
LEVEL 200 - SECTOR D

ROOM DESIGNATION & DIMENSIONS

2-1 EXTERIOR STAIR
11'-6" x 20'-0"

2-2 EXTERIOR MEP PLATFORM
28'-0" x 24'-0"

2-3 PRESS ELEVATOR
9'-6" x 10'-0"

2-4 EXTERIOR STAIR
11'-6" x 20'-0"

NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
1-1 EXTERIOR STAIR 11'-6" x 20'-0"
1-2 EXTERIOR MEP PLATFORM 282'-0" x 24'-0"
1-3 PRESS ELEVATOR 9'-6" x 10'-0"
1-4 EXTERIOR STAIR 11'-6" x 20'-0"

ROOM DESIGNATION & DIMENSIONS

2-1 EXTERIOR STAIR 11'-6" x 20'-0"
2-2 EXTERIOR MEP PLATFORM 282'-0" x 24'-0"
2-3 PRESS ELEVATOR 9'-6" x 10'-0"
2-4 EXTERIOR STAIR 11'-6" x 20'-0"

NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
CAMERA PLATFORM TO BE CONCRETE BUILD & DE-COUPLED FROM TEMPORARY STAND

56'-0"

3-1 TELECOM 10'-0" x 20'-0"
3-2 ELEVATOR 8'-6" x 20'-0"
3-3 ELECTRICAL 8'-6" x 20'-0"
3-4 STAIRS 11'-6" x 16'-6"
3-5 PANTRY 12'-6" x 10'-6"
3-6 TEAM TECHNICAL BOOTH 17'-6" x 12'-0"
3-7 SECURITY/AV 22'-0" x 12'-0"
3-8 RADIO BOOTH 17'-6" x 12'-0"
3-9 TV BOOTH 19'-6" x 12'-0"
3-10 TV BOOTH 19'-6" x 12'-0"
3-11 TV BOOTH 19'-6" x 12'-0"
3-12 RADIO BOOTH 15'-0" x 9'-6"
3-13 PRESS CIRCULATION
3-14 PRESS ELEVATOR 9'-6" x 10'-0"
3-15 RADIO BOOTH 16'-6" x 9'-6"
3-16 WRITING PRESS 70'-0" x 12'-0"
3-17 MEN'S TOILET 7'-0" x 7'-0"
3-18 WOMEN'S TOILET 8'-6" x 8'-0"
3-19 TEAM TECHNICAL BOOTH 15'-0" x 9'-6"
3-20 STORAGE 10'-6" x 13'-0"
3-21 STAIRS 11'-6" x 16'-6"
3-22 TELECOM 8'-6" x 14'-0"
3-23 ELECTRICAL 8'-6" x 14'-0"
3-24 JANITOR'S CLOSET 3'-6" x 3'-0"

ROOM DESIGNATION & DIMENSIONS

NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
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STADIUM
NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
ALL CAMERA PLATFORMS ARE TO BE CONCRETE BUILD & DE-COUPLED FROM TEMPORARY STAND.

GENERAL NOTES:

DESIGN CAPACITY: 18,133 (INCLUSIVE OF SUITES)

STADIUM INGRESS:
18,133 (DE = 420 DE MINS CLEAR EA.)
46 MANG DE CLEAR WIDTH EA = 1388

STADIUM EGRESS:
ASSUMES "OPEN-AIR ASSEMBLY SEATING"
EGRESS WIDTH FACTOR = 0.08/OCCUPANT
18,133 * 0.08 = 1,448"
(1,448/12) = 121 ft

TOTAL MLS CAPACITY
18,133 SEATS
*INCLUDES 133 CONTINGENCY SEATS

NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
NOTE: REFERENCE SITE PLAN FOR KEY SITE AND BUILDING DIMENSIONS
LEVEL 01
0' - 0"

LEVEL 02
16' - 0"

ROOF
32' - 0"

INSULATED METAL PANELS (BLACK, GRAY, AND PINK)

EXTERIOR GLAZING

CORRUGATED METAL PANELS (BLACK)

EXPOSED PAINTED STEEL FRAMING (GRAY)

WEST ELEVATION (24x36)
1/16" = 1'-0"

EAST ELEVATION (24x36)
1/16" = 1'-0"
HIGH SCHOOL FIELD
AND STADIUM
1. SHRUB AND GROUNDCOVER

- CONDITION OF PAVEMENT
- FINISH GRADE
- 2" BELOW HARDSCAPE EDGE TYP.
- SCALE 2" EXISTING G.G.B.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PIT/REBBS PRIOR TO INSTALLATION.

2. LARGE TREE

- 3" MULCH
- EXCAVATE 24" MINIMUM FOR ALL BEDS
- FINISHED GRADE - SOIL CONDITION (SEE GRADING PLAN)
- PREPARED PLANTING SOIL AS SPECIFIED (SEE PLANTING SPECIFICATIONS)
- MULCH CONTINUES SHRUB BED CONSTRUCTION

3. TYPICAL PLANT SPACING

- SETBACK FOR SHRUBS PLANTED AT O.C. OR GREATER
- SETBACK FOR GROUND COVER AND ANNUALS

4. SMALL TREE

- #10 GAUGE WIRE
- PROTECT TREES TRUNK WITH BLACK RUBBER HOSE
- THREE 2" X 4" STAKES TO PROTECT TRUNK AND TREE, PAINTED BROWN
- 2" MINIMUM MULCH
- SOIL BERM TO HOLD WATER
- FINISH GRADE (SEE PLAN)

5. MULTI-TRUNK TREE

- 2" NYLON STRAPING
- THREE 2" X 4" STAKES
- 2" MULCH AS SPECIFIED
- SOIL BERM TO HOLD WATER
- FINISHED GRADE - SOIL CONDITION (SEE PLAN)
-

6. MULCH

- MULCH CONTINUES SHRUB BED CONSTRUCTION
- 2" MULCH
- PLANTING SOIL (FINE BAKED AND FREE OF WEEDS AND OTHER DELIMETERIOUS MATERIALS, SEE NOTES)

7. SODDING

- 3" MULCH
- PLANTING SOIL (FINE BAKED AND FREE OF WEEDS AND OTHER DELIMETERIOUS MATERIALS, SEE NOTES)
- LOCATE BARE PLANTED AREAS (SEE SPECIFICATIONS)
- SOD ST. AUGUSTINE, VULGARUM (FOR PAIPALALI - SEE PLAN)
- PLANTING SOIL MIXTURE A (SEE SPECIFICATIONS)

NOTES:
- RETAIN GROUND COVER AND GROUND COVER HOBBES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED (REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING, CURB OR EDGE OF PAVEMENT.
- PROVISION MIN. 1/8 SPACING BETWEEN DIFFERENT PLANT SPECIFICATIONS.
LEGEND:

SIGNAGE AND MARKING NOTES:

HANDICAPPED PARKING SIGN
FTP-25 WITH SUPPLEMENTAL 12"x12" "MINIMUM FINE $250.00" SIGN

TYPICAL HANDICAP PARKING LAYOUT

TYPICAL PARKING LAYOUT

OVERALL PAVEMENT MARKING AND SIGNAGE PLAN
### Site Address
1350 NW 55 STREET, FORT LAUDERDALE FL 33309

### Property Owner
CITY OF FORT LAUDERDALE
% FT LAUD EXECUTIVE AIRPORT

### Mailing Address
100 N ANDREWS AVE FORT LAUDERDALE FL 33301

### Abbr Legal Description
F-X-E PLAT 119-4 B TR 1 LESS LEASED PAR K/A:O,O-C; 1A,1B,2A,3,4,4A,5A,5B,6A,6B,7A 7B,8A,8B,8C,8D,8E,8-F1,8-F2,8G 8H,8J,8,9,10,A,10B,15,16,16C,16E, 17,18,19A,19C,20,21A,21B,22,23, 23A,24A,24B,32,33, TOG W/ TR 4 & TOG W/ PT 8-49-42 DESC AS W 200 OF SW1/4,LESS N 934.41 & LESS RD RWS & LESS PTS DESC IN PAR 1 OF CA 82-12319

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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<th>Property Assessment Values</th>
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<tr>
<td><strong>Year</strong></td>
</tr>
<tr>
<td>2019</td>
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<tr>
<td>2018</td>
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<tr>
<td>2017</td>
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<table>
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<tr>
<th>2019 Exemptions and Taxable Values by Taxing Authority</th>
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<tbody>
<tr>
<td><strong>Just Value</strong></td>
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<tr>
<td>310,674,100</td>
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<td><strong>Portability</strong></td>
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<td><strong>Assessed/SOH</strong></td>
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<tr>
<td><strong>Homestead</strong></td>
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<td><strong>Add. Homestead</strong></td>
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<tr>
<td><strong>Wid/Vet/Dis</strong></td>
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<tr>
<td><strong>Senior</strong></td>
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<td><strong>Exempt Type</strong></td>
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<table>
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<tr>
<td><strong>Date</strong></td>
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* Denotes Multi-Parcel Sale (See Deed)

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<th>Land Calculations</th>
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<td><strong>Price</strong></td>
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<th>Special Assessments</th>
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<tbody>
<tr>
<td><strong>Fire</strong></td>
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<td>03</td>
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Special Assessments

www.bcpa.net/RecInfo.asp?URL_Folio=494209290010
CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 1350 NW 55 ST, 33309

PREVIOUS ADDRESS: 1350 NW 55 ST, 33309 (LOCKHART STADIUM)

NOTES: NEW STADIUM

ZONING: GAA

FOLIO #: 9209290010


DRC #: 

AUTHORIZED SIGNATURE: 

DATE: 05/09/2019
May 10, 2019

VIA HAND DELIVERY
DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL 33311

Re: Inter Miami Lockhart Training Center and Stadium – Parcels 19B, 25, 26, & 27
Site Plan Level III / Conditional Use Project Description & ULDR Code Narrative

Dear Development Review Committee:

I represent Miami Beckham United, LLC, ("Inter Miami" or the “Team”), as Applicant of the real property described as Parcels 19B, 25, 26, and 27 (the “Property”) located at the Fort Lauderdale Executive Airport in the City of Fort Lauderdale, Florida, commonly known as the site of the Lockhart and Fort Lauderdale Stadiums. Inter Miami hereby requests Site Plan Level III and Conditional Use approval to construct the Inter Miami Lockhart Training Center and Stadium as Phase 1 of the redevelopment. Please see a detailed summary below.

1. Project Background & Description

The Property is located at the Fort Lauderdale Executive Airport in the City of Fort Lauderdale, north of Commercial Boulevard and west of NW 9th Avenue. The Property is commonly known as the site of the Lockhart and Fort Lauderdale Stadiums which have fallen into disrepair over the years. The Lockhart and the Fort Lauderdale Stadium respectively opened in 1959 and 1962 and have historically been utilized for a variety of sports. The site holds the history of professional soccer in South Florida—the Lockhart Stadium's long-standing soccer connection began in 1977 when it became the home venue for the North American Soccer League’s Fort Lauderdale Strikers and thereafter the MLS’ Miami Fusion until 2001.

On January 28, 2019, on behalf of Inter Miami, we submitted an unsolicited proposal pursuant to Florida Statute 255.065(6) to design, construct, occupy, manage, and maintain the Property for a Major League Soccer ("MLS") Training Facility and Stadium. On February 5, 2019, pursuant to Resolution No. 19-25, the City determined that the unsolicited proposal submitted serves a public purpose as recreational, sporting, and cultural facilities 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 Section 255.065, Florida Statutes. The unsolicited proposal was unanimously selected by the City Commission as the
preferred and first ranked proposal in accordance with Florida Statute 255.065(5)(c) on March 19, 2019. On April 2, 2019, the City entered into an Interim Agreement with Inter Miami pursuant to Florida Statute 255.065(6) before and in connection with the negotiation of a Comprehensive Agreement.

Inter Miami is South Florida’s premier professional soccer team and a member of MLS. MLS is the only men’s Division I professional soccer league sanctioned by the United States Soccer Federation which represents the sport’s highest level of competition in the United States and Canada. Inter Miami holds the exclusive right to play soccer within the MLS within a one hundred (100) mile radius of Miami International Airport. Inter Miami seeks to continue the history of this site and galvanize the beginning of the Lockhart Stadium to becoming the gateway of soccer in South Florida.

The total site area is approximately 64.32 acres (2,801,807 square feet) of which the Phase 1 site area comprises approximately 45.65 acres (1,988,350 square feet) and Phase 2 site area comprises approximately 18.67 acres (813,457 square feet). Phase 1 of the project includes the development of a state-of-the-art soccer stadium; a training facility building housing the Team’s locker rooms, weight rooms, classrooms, coaches’ and administrative offices, medical and rehabilitation facilities, and dining facilities; and grass practice fields (collectively, the “Team Facilities”); a field maintenance facility; a high-school stadium which can be reconfigured for multiple uses by the community; and associated parking. Inter Miami intends to use the Team Facilities for the Team’s year-round training, conditioning, and certain tournament play. The Team Facilities will also serve as home to Inter Miami’s men’s Division II professional soccer team, a United Soccer League (“USL”) team. USL hosts professional and amateur tournaments and is directly affiliated with the United States Soccer Federation, the United States Adult Soccer Association and the Canadian Soccer Association. MLS and USL currently represented the two highest levels of soccer competition within the United States and Canada. In addition, the Team Facilities will serve as home to the Team’s youth training and development program for youths ages 12-18 academy, (the “Academy”). The Team Facilities are a free-to-play program for South Florida soccer talent to develop their game under the auspices of Inter Miami.

Phase 2 of the project will include the development of the public purposes facilities, including a community running/walking trail; community public park area; community playground; community dog park; community public field; and space for a potential future community meeting center (the “Community Facilities”).

Seating a maximum of 18,000 people, the stadium embraces the game area on four sides, affording optimal visibility for all, while leaving the corners open to facilitate circulation and functional accessibility through the activated entry plazas and interconnecting walkways. The design seeks to return the site to its roots and deliver a unique and entertaining game day experience for the community. The stadium incorporates the Inter Miami logo and color palette and a modern architectural design. A north-south corridor leads to the 2-story, 50,440 square foot training facility. The building provides a threshold between the practice fields and the rest of the project. The façade also incorporates the Inter Miami logo and color palette. The proposed total building footprint for Phase 1 is 207,213 square feet, of which the stadium comprises 160,600 square feet and the training facility 28,000 square feet. North of the stadium and training facilities are the practice fields for the Team, USL, and Academy as well as a high-school stadium field. The total pervious area, including the proposed fields, lawn area, and landscape is 945,580 square feet, or 25% of the Phase 1 site area. The site is accessed from NW 12th Avenue and NW 15th Avenue with secondary streets, including NW 52nd Street and NW 55th Street, dividing the site and connecting to the parking areas for the stadium, training facilities, and fields.

Inter Miami proposes to enter into a 50-year Design, Construction, Occupation and Maintenance Agreement with the City of Fort Lauderdale, (“DCOM Agreement”) for the Team Facilities while the
City would control and maintain the Community Facilities. The DCOM Agreement to be negotiated by
the parties will further detail the rights and responsibilities of the respective parties.

II. Unified Land Development Regulations ("ULDR") Analysis

In terms of the development review, the Property and the proposed development are subject to the
following sections of the ULDR:

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>b. Sec. 47-24.2</td>
<td>Site Plan Development Permits</td>
</tr>
<tr>
<td>c. Sec. 47-14.10</td>
<td>List of Permitted and Conditional Uses for GAA District</td>
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<tr>
<td>d. Sec. 47-14.12.A</td>
<td>List of Accessory Uses for GAA District</td>
</tr>
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<td>e. Sec. 47-14.21</td>
<td>Dimensional Requirements for GAA District</td>
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<td>f. Sec. 47-14.30</td>
<td>Minimum Design Standards</td>
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<td>g. Sec. 47-24.3</td>
<td>Conditional Use Permit Requirements</td>
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<td>h. Sec. 47-23</td>
<td>Specific Location Requirements</td>
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<td>i. Sec. 47-20</td>
<td>Parking and Loading Requirements</td>
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<tr>
<td>j. Sec. 47-20.3.A.5</td>
<td>Parking Reduction and Exemption Criteria</td>
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<tr>
<td>k. Sec. 47-21</td>
<td>Landscape and Tree Preservation</td>
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<tr>
<td>l. Sec. 47-25.2</td>
<td>Adequacy Requirements</td>
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<tr>
<td>m. Sec. 47-25.3</td>
<td>Neighborhood Compatibility Requirements</td>
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</tbody>
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An analysis addressing each of the pertinent land use and zoning regulations is below.

A. General Aviation Airport ("GAA") (Sec. 47-14.21)

The Property has an underlying land use designation of Transportation and is zoned General Aviation
Airport ("GAA"). The GAA District is intended to provide for public airport uses and any other uses
generally compatible with a public airport operation, including those uses that do not preclude or restrain
the aeronautical use of the surrounding area and in compliance with the noise requirements of F.A.R. Part
150 and with Subsection 333.03 (2)(c), (2)(d) and (3) of Florida Statutes.

a. Proposed Use (Sec.47-14.10)

Professional stadiums and athletic fields are conditional uses in GAA District. Professional and
administrative offices and public purpose facilities, including active and passive parks, are permitted uses.
Accessory uses and structures that are an integral part of and supportive to the Commercial Recreation
Conditional Use are also permitted. Thus, with a demonstration that the project complies with the
conditional use criteria and adequacy and neighborhood compatibility requirements, as discussed below,
the project is consistent with the zoning and the Comprehensive Plan.

b. Dimensional Requirements (Sec.47-14.21)

The proposed development complies with the GAA Dimensional Standards. See the table below:

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT DENSITY</td>
<td>6950'</td>
</tr>
<tr>
<td>LOT WIDTH</td>
<td>1950'</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>N/A</td>
</tr>
<tr>
<td>STRUCTURE LENGTH</td>
<td>107,540 SF / 5.4%</td>
</tr>
<tr>
<td>FLOOR AREA RATIO (FAR)</td>
<td>389,125 SF / 19.5%</td>
</tr>
<tr>
<td>OPEN SPACE</td>
<td>207,213 SF / 10.4%</td>
</tr>
<tr>
<td>LANDSCAPE AREA</td>
<td>1,219,955 SF / 61%</td>
</tr>
<tr>
<td>VEHICULAR USE AREA (VUA)</td>
<td>107,540 SF / 5.4%</td>
</tr>
</tbody>
</table>
A. Fences and walls.
   1. Fences and walls located in the GAA and AIP districts and not otherwise required in accordance with the city's bufferyard regulations, shall be constructed of concrete, masonry or metal according to the requirements of Section 47-19.5, Fences, Walls and Hedges. In AIP metal fences shall be of the open-weave chain link type. In GAA and AIP, whenever an open-weave chain link fence is constructed there shall be an abutting hedge that will screen the fence from the street abutting the property.

   Acknowledged.

   2. Fences and walls shall not exceed ten feet in height.

   Acknowledged.

   3. Fences and walls shall not be located within the required setback on any street.

   Acknowledged.

   4. Barbed wire may be on brackets for the top one-quarter of a fence or wall within the maximum height allowed. Barbed wire fencing shall comply with the provisions of Section 47-19.5, Fences, Walls and Hedges.

   Acknowledged.

   5. A fence or landscaping barrier may be constructed in the required setback area from any street, provided that the height of any such fence shall not exceed three feet as measured in accordance with Section 47-2.2.G.2, Measurements.

   Acknowledged.

   6. It is the intent of this provision that any such barrier in the form of fences, berms, hedges, trees, reflecting pools or any combination thereof, be integrated as part of the landscaping plan for the total parcel and in no way detract from open space effect required by the applicable provisions of the district.

   Acknowledged.

B. Lighting, light pole standards, electrical wiring requirements for the GAA and AIP districts.

   1. Lighting. All lighting (parking lots, streets, et cetera) shall be so installed as to prevent any nuisance to adjoining residential property, adjoining fixed base operations and to aircraft in flight.

   All lighting will comply.
2. Light standards. All light poles shall be constructed of masonry or metal. No wooden light poles shall be permitted.

Acknowledged.

3. Electrical wiring. Electrical wiring shall be placed underground. No exposed electrical overhead wires shall be permitted.

Acknowledged.

C. Parking and loading requirements. Parking and loading requirements shall be in accordance with the requirements of Section 47-20.

See Section C – Parking and Loading Requirements below.

D. Sign regulations.
   1. Signs shall be regulated in the GAA and AIP districts in accordance with Section 47-22, Sign Requirements.

Acknowledged.

B. Conditional Use Permit Requirements (Sec. 47-24.3)

The Property has an underlying land use designation of Transportation and is zoned GAA. Commercial recreation uses, including stadiums and athletic fields, are a conditional use pursuant to Sec. 47-14.10, ULDR. Therefore, the proposed redevelopment is subject to the conditional use requirements of the ULDR. Applicant hereby provides the following information demonstrating compliance with Sec.47-24.3.C, ULDR for conditional use approval:

1. A description of the inherent nature of the proposed use.

Applicant proposes the development of a new stadium, training facility, and practice fields that will program the site as a soccer-centric destination. This commercial recreation use has existed on the site for decades. Inter Miami seeks to maintain this use by continuing the athletic-based history of the Property and galvanize the beginning of the Lockhart Training Center and Stadium to becoming the gateway of soccer in South Florida.

2. The methods and materials utilized in the operation of the use.

The development includes improvements or modifications to mitigate adverse impacts such as traffic, noise, odors, shadow, scale, visual nuisances or other similar adverse effects to adjacent neighborhoods. Please see Section F. Neighborhood Compatibility below.

3. The scope of the proposed operation.

The scope of the proposed operation is limited to the Property. Phase 1 of the Project proposes redeveloping the Property with a new stadium, training facility, and practice fields. Phase 2 includes the development of the Community Facilities.
4. A description of the economic and environmental impact on the surrounding area by permitting the conditional use.

The Lockhart and Fort Lauderdale Stadium’s redevelopment will have a positive economic impact on the surrounding area, including positive impacts associated with the construction phase of the project and the ongoing, permanent operations of the proposed redevelopment. The redevelopment will attract visitors to Fort Lauderdale, thereby generating new economic activity and tax revenues in the City. Moreover, Phase 1 of the redevelopment includes an open space area of 1,219,955 square feet, or 61% of the site area, which limits the environmental impact of the project.

Applicant also provides the following information regarding the review criteria applied in considering a conditional use permit pursuant to Sec.47-24.3.E, ULDR:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.

The existing commercial recreation use is compatible with abutting properties and the surrounding neighborhood as a whole. The Lockhart and the Fort Lauderdale Stadium respectively opened in 1959 and 1962 and have existed in this location since that time. The commercial recreation use is not changing with the proposed development. Applicant proposes constructing a new stadium and athletic fields to return the site to its roots as a meeting place for the community. The development will minimize smoke, odor, or emissions of particulate matter and noise. The development does not introduce emissions or noise that was previously unforeseen for the neighborhood.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

The site is accessed from NW 12th Avenue and NW 15th Avenue with secondary streets, including NW 52nd Street and NW 55th Street, dividing the site and connecting to the parking areas for the stadium, training facilities, practice fields, and Phase 2 of the development. The site plan further promotes additional modes of transportation by providing bicycle parking and pedestrian access. Please refer to the Traffic Study submitted as part of this site plan submission which considers the impact of the proposed conditional use.

3. The location of the use or structure is not in conflict with the City's Comprehensive Plan;

The location of the proposed use and structure is not in conflict with the City’s Comprehensive Plan. The property is designated Transportation on the City's Comprehensive Plan Future Land Use Plan Map. The uses permitted in the Executive Airport area include airport and facilities related to its function and those land uses listed in the City’s Comprehensive Plan as permitted uses in the Parks, Recreation and Open Space and Commercial Recreation land use categories, including, for example:

- Outdoor and indoor active recreation facilities, such as golf courses, tennis clubs, sports arenas, commercial marinas, pari-mutual facilities, amusement complexes and City approved outdoor events;
- Accessory uses, excluding residential, that are determined to be an integral part of and supportive to the primary recreation facility;
- Other active and passive recreation uses.
Therefore, the proposed redevelopment is consistent with the Transportation land use according to the City of Fort Lauderdale Comprehensive Plan.

4. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure:

Conditions exist which reduce the impact of permitting the uses and structures on the Property. The Property is located at the Fort Lauderdale Executive Airport along Commercial Boulevard within the GAA District. The surrounding characteristic is compatible with the proposed use.

5. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;

On-site improvements have been incorporated into the project plans which minimize adverse impacts as a result of the proposed uses and structures. The proposed stadium’s height is approximately eighty-eight feet and eight inches (88’-8”), thereby remaining below the height limits specified by the FAA Regulation No. FAR Part 77 to not affect the safety of the navigable airspace. The lighting will comply with City codes to prevent glare or spillover from negatively impacting adjacent properties. As proposed the project is appropriate at this particular location and is consistent with the Neighborhood Compatibility criteria as provided in Section F. Neighborhood Compatibility below.

6. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;

The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located. The proposed project is appropriately located within a zoning district that permits commercial recreation uses as a conditional use. The site has historically functioned as a commercial recreation site.

7. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

There are no adverse impacts of the use which affect the health, safety and welfare of adjacent properties. The development includes improvements or modifications to mitigate adverse impacts such as traffic, noise, odors, shadow, scale, visual nuisances or other similar adverse effects to adjacent neighborhoods.

As discussed above, the proposed project satisfies all of the conditional use requirements of the ULDR.

C. Parking and Loading Requirements (Sec. 47-20)
Please see the parking data table provided below:

<table>
<thead>
<tr>
<th>PARKING DATA</th>
<th>REQUIRED</th>
<th>PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARKING SPACES</td>
<td>1/4 SEATS x 4,500</td>
<td>1,000 SPACES (PHASE 1)</td>
</tr>
<tr>
<td>ADA SPACES</td>
<td>55</td>
<td>20</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4,555</td>
<td>1,020</td>
</tr>
<tr>
<td>BICYCLE PARKING</td>
<td>NONE</td>
<td>TBD</td>
</tr>
</tbody>
</table>

As discussed above, the proposed Project meets the parking and loading requirements.
D. Landscape and Tree Preservation (Sec. 47-21)

Phase 1 includes 107,540 square feet (or 2.47 acres) of landscape area and 945,580 square feet of pervious area. Please refer to the landscape sheets for more details.

As discussed above, the proposed Project satisfies all of the landscape requirements of the ULDR.

E. Adequacy Requirements (Sec. 47-25.2)

a. Applicability

The adequacy requirements of Section 47-25.2 are applicable to this Project.

b. Communications Network

The project will not overburden the existing communications network.

c. Drainage Facilities

Public drainage facilities are not affected by the proposal. Any construction on the Property will comply with applicable stormwater management regulations.

d. Environmentally Sensitive Lands

To Applicant's knowledge, there are no environmentally sensitive lands.

e. Fire Protection

Adequate water supply, fire hydrants, fire apparatus, and appropriate access and exits will be provided in accordance with the Florida Building Code and South Florida Fire Code.

f. Parks and Open Space

Phase 1 includes an open space area of 1,219,955 square feet, or 61% of the site area.

g. Police Protection

The proposed development will have controlled access doors and security cameras in all common areas.

h. Potable Water and Potable Water Facilities

The proposed use does not affect potable water. Applicant anticipates that the existing water mains and treatment facilities have sufficient capacity and ability to handle the added demand of this project. A written determination of reservation of available capacity will be requested from the City and provided to Sustainable Development staff upon request.
i. Sanitary Sewer

The proposed use does not affect sanitary sewer. The existing sewer treatment facilities and systems have sufficient capacity to provide for the needs of the project. A written determination of reservation of available capacity will be requested from the City and provided to Sustainable Development staff upon request.

j. Schools

Not applicable.

k. Solid Waste

The Applicant will provide adequate solid waste collection facilities and service in connection with the project and will provide evidence to the City demonstrating all solid waste will be disposed of in a manner consistent with all governmental requirements upon request.

l. Storm Water

Please see site plan and civil drawings for information regarding proposed treatment of storm water.

m. Transportation Facilities

1. Please refer to the traffic impact statement provided in this package. The existing transportation facilities in the area have sufficient capacity for this project.

2. Please refer to the traffic impact statement provided in this package.

3. The proposed project will not measurably affect local streets.

4. Please refer to the traffic impact statement provided in this package.

5. No dedication of right-of-way is necessary for this project.

6. The project includes clearly delineated walkways. All pedestrian components will comply with applicable engineering standards.

7. Access to the Property is provided at multiple nodes. Please refer to the Sheet L4-0-01 for circulation details.

8. The Applicant does not anticipate needing to make any additional roadway improvements.

9. The Applicant will provide the required number and type of street trees. Refer to landscape plans.

n. Wastewater

The proposed use does not affect wastewater.
o. Trash Management

Adequate accommodation of garbage and recycling has been incorporated in the site design.

p. Historic and Archaeological Resources

Not applicable.

q. Hurricane Evacuation

The Property is close in proximity to Commercial Boulevard and will utilize the standard evacuation route for the area.

As discussed above, the proposed project satisfies the adequacy requirements of the ULDR.

F. Neighborhood Compatibility (Sec. 47-25.3)

The proposed development complies with the neighborhood compatibility requirements contained within Sec. 47-25.3, ULDR. The Lockhart and Fort Lauderdale Stadiums respectively opened in 1959 and 1962 and have existed in this location since that time, providing commercial recreation uses to the community. The commercial recreation use is not changing with the proposed development. Applicant proposes constructing a new stadium, training facility, and athletic fields to return the site to its roots as a meeting place for the community. The proposed stadium's height is approximately eighty-eight feet and eight inches (88'-8"), thereby remaining below the height limits specified by the FAA Regulation No. FAR Part 77 to not affect the safety of the navigable airspace. The project also will comply with all lighting requirements to mitigate light pollution. The architecture for the project is modern and clean, and generally consistent with the architecture in the neighborhood. The development will help to mitigate smoke, odor, or emission of particulate matter and noise. The development does not introduce emissions or noise that were previously unforeseen for the neighborhood.

As discussed above, the proposed project satisfies all of the neighborhood compatibility requirements of the ULDR.

III. Conclusion

Inter Miami seeks to continue the athletic-based history of the Property and galvanize the beginning of the Lockhart Training Center and Stadium to becoming the gateway of soccer in South Florida. The proposed development is consistent with the applicable land use and zoning regulations. Inter Miami respectfully requests a DRC determination that the proposed development meets the standards and requirements of the ULDR, the criteria for a Site Plan Level III development, and the criteria for conditional use approval. If we can provide any additional information, or if you have any questions, please do not hesitate to contact us.

Respectfully submitted,

Stephanie J. Toothaker, Esq.
INTERIM AGREEMENT

This Interim Agreement is entered into this ___ day of April, 2019 by and between the CITY OF FORT LAUDERDALE, FLORIDA, a Florida municipal corporation (the “CITY”) and MIAMI BECKHAM UNITED, LLC, a Florida limited liability company, and its respective successors and assigns (“MIAMI BECKHAM”), pursuant to Section 255.065(6), Florida Statutes:

RECITALS

WHEREAS the CITY holds all right, title or interest in the real property described as Parcels 19B, 25, 26, and 27 located at the Fort Lauderdale Executive Airport in the City of Fort Lauderdale, Florida, commonly known as the site of Lockhart and Fort Lauderdale Stadiums, which are currently vacant and unoccupied, and which are more legally described as follows:

See Exhibit “A” (hereinafter the “Property”);

WHEREAS on January 28, 2019, the CITY received an unsolicited proposal from MIAMI BECKHAM pursuant to Section 255.065(6), Florida Statutes, to design, construct, occupy, manage, and maintain the Property for a Major League Soccer (MLS) Training Facility and Stadium, as more particularly described in its unsolicited proposal;

WHEREAS, pursuant to Resolution No. 19-25, the City Commission, at its meeting of February 5, 2019, determined that the unsolicited proposal submitted by MIAMI BECKHAM serves a public purpose as recreational, sporting, and cultural facilities 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 Section 255.065, Florida Statutes;

WHEREAS, pursuant to Resolution No. 19-25, the City Commission further declared its intent to enter into a comprehensive agreement with MIAMI BECKHAM for the qualified project described in MIAMI BECKHAM’s unsolicited proposal;

WHEREAS, at its conference and regular meetings of March 19, 2019, the City Commission unanimously selected MIAMI BECKHAM’s unsolicited proposal as the preferred and first ranked proposal in accordance with Section 255.065(5)(c), Florida Statutes, thereby authorizing the CITY to commence negotiations for a Comprehensive Agreement with MIAMI BECKHAM, encompassing therein the development, improvement, design, construction, occupation, and management of the Property.

WHEREAS, in accordance with Section 255.065(6), Florida Statutes, a responsible public entity is authorized to enter into an interim agreement with a private entity proposing the development or operation of a qualifying project, before or in connection with the negotiation of a comprehensive agreement, for purposes of authorizing the private entity to commence activities for which it can be compensated related to the proposed qualifying project, including but not limited to, project planning and development, design, environmental analysis and mitigation, survey, other activities concerning any part of the proposed qualifying project, and ascertaining the availability of financing for the proposed facility or facilities, as well as purposes related to an aspect of the development or operation of a qualifying project that the responsible public entity and the private entity deem appropriate.
WHEREAS, before and in connection with the negotiation of a comprehensive agreement, the CITY and MIAMI BECKHAM are desirous of commencing activities related to the qualified project and the Property, including but not limited to, permission to enter upon the Property for purposes of conducting environmental analysis and mitigation, surveys, demolition, and other activities related to the development of the qualifying project that the CITY and MIAMI BECKHAM deem appropriate, under terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and other good and valuable considerations, the adequacy and receipt of which are hereby acknowledged, the CITY and MIAMI BECKHAM agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **Investigation, Study, Demolition, and Commencement**

   2.1 In accordance with Section 255.065(6), Florida Statutes, the Parties agree that neither this Interim Agreement, nor any work to be performed in accordance thereto, obligate the CITY to enter into a Comprehensive Agreement with MIAMI BECKHAM.

   2.2 MIAMI BECKHAM, through its agents, servants, employees and contractors, is authorized and entitled, at its expense, to commence activities related to the proposed qualifying project, including but not limited to, project planning and development, design, and financial and business planning.

   2.3 MIAMI BECKHAM, through its agents, servants, employees and contractors, is authorized and entitled, at its expense, to enter upon the Property for the purpose of conducting an investigation, discovery, inspection, and testing of the Property, including soil testing and boring, environmental studies, and surveying;

   2.4 MIAMI BECKHAM, through its agents, servants, employees and contractors, is authorized and entitled, contingent upon obtaining all necessary approvals and permits, to enter upon the Property for purposes of conducting the demolition of the existing improvements thereon, including but not limited to Lockhart Stadium and Fort Lauderdale Stadium, within one hundred and eighty (180) days from the date of this Interim Agreement, at its sole costs and expense, in a good workmanlike manner, in accordance with applicable ordinances and laws, but without any additional approvals from the CITY in its capacity as fee simple owner of the Property.

   2.5 MIAMI BECKHAM, through its agents, servants, employees and contractors, is authorized and entitled, contingent upon obtaining all necessary approvals and permits, to enter upon the Property for purposes of relocating, improving, or expanding public utilities, at its expense, deemed necessary by both CITY and MIAMI BECKHAM, for the construction of the qualified project.

   2.6 MIAMI BECKHAM shall protect and retain for future use as part of the qualifying project, either by CITY or MIAMI BECKHAM, any salvageable bleachers contained within Lockhart Stadium. MIAMI BECKHAM shall also collect, retain, and transfer to the CITY all scrap metal produced as a result of the demolition of any structures contained upon the Property.
2.7 All entries upon the Property shall be at the sole risk of MIAMI BECKHAM. CITY shall have no liability for any injuries sustained by MIAMI BECKHAM or any of its agents, servants, employees or contractors. MIAMI BECKHAM agrees to repair or restore promptly any unscheduled or authorized damage to the Property caused by MIAMI BECKHAM, its agents, servants, employees or contractors.

2.8 This Interim Agreement is contingent upon MIAMI BECKHAM, including its agents, servants, employees, and contractors, obtaining all the necessary approvals and permits, including from the CITY’s Department of Sustainable Development and Department of Public Works, Broward County, and the Federal Aviation Administration (FAA), if applicable. In the event MIAMI BECKHAM, its agents, servants, employees, and contractors, fail to obtain the necessary permits and approvals from the CITY’s Department of Sustainable Development, Department of Public Works, Broward County, and the FAA, if applicable, then this Interim Agreement shall be null and void.

3. Investigation, Study, Demolition, and Commencement Period. The Investigation, Study, Demolition, and Commencement Period under Paragraph 2 shall be for a period ending on the earlier of (i) one hundred eighty (180) days after the date of this Interim Agreement or (ii) the date a Comprehensive Agreement is fully executed by CITY and MIAMI BECKHAM.

4. Expedited Approvals. The Parties shall use their best efforts in seeking and providing necessary approvals and permits related to the scope of work under this Interim Agreement. The CITY agrees to reasonably cooperate with MIAMI BECKHAM in securing all permits and approvals necessary to complete the scope of work under this Interim Agreement.

The CITY hereby consents to MIAMI BECKHAM’s use of privatized inspection services, selected from the CITY’s approved list of inspectors, at MIAMI BECKHAM’s option, and sole cost and expense, to perform, under the CITY’s guidance, the various inspections and approvals required for the scope of work under this Interim Agreement.

5. Effective Date. The Effective Date of this Interim Agreement shall be the date the last party executes this Interim Agreement.

6. License, not Lease. It is acknowledged and stipulated by and between the CITY and MIAMI BECKHAM hereto that the rights of MIAMI BECKHAM under this Interim Agreement shall not be deemed a lease of the Property but rather a license granted for the purpose of entry onto and occupation of the Property.

7. Indemnity

7.1 MIAMI BECKHAM shall protect, defend, indemnify and hold harmless the CITY, its officials, officers, employees and agents from and against any and all claims, demands, causes of action, lawsuits, penalties, damages, settlements, judgments, decrees, costs, charges and other expenses, including reasonable attorney's fees and costs through trial and the appellate level, or liabilities of every kind, nature or degree arising out of or in connection with the rights, responsibilities and obligations of MIAMI BECKHAM under this Interim Agreement, conditions contained therein, the location, construction, repair, or use by MIAMI BECKHAM, or the breach or default by MIAMI BECKHAM, its agents, servants, employees or contractors of any covenant or provision of this Interim Agreement, the negligent acts or omission or willful misconduct of MIAMI BECKHAM or its agents, servants, employees
or contractors except for any occurrence arising out of or resulting from the intentional torts or gross negligence of CITY, its officers and employees acting within the course and scope of their employment. Without limiting the foregoing, any and all such claims, suits, causes of action relating to personal injury, death, damage to property, defects in construction, rehabilitation or restoration of any of the Property by MIAMI BECKHAM, its agents, servants, employees or contractors, alleged infringement of any patents, trademarks, copyrights or of any other tangible or intangible personal or real property right by MIAMI BECKHAM, its agents, servants, employees or contractors or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court by MIAMI BECKHAM, its agents, servants, employees or consultants is included in the indemnity.

MIAMI BECKHAM further agrees that upon proper and timely notice to investigate, handle, respond to, provide defense for, and defend any such claims at its sole expense and agrees to bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by CITY, MIAMI BECKHAM shall assume and defend not only itself but also the CITY in connection with any claims, suits or causes of action, and any such defense shall be at no cost or expense whatsoever to the CITY, provided that the CITY (exercisable by CITY’s Attorney) shall retain the right to select counsel of its own choosing. This indemnification shall survive termination, revocation or expiration of this Interim Agreement and shall cover any acts or omissions occurring during the term of the Interim Agreement, including any period after termination, revocation or expiration of the Interim Agreement while any curative acts are undertaken and is not limited by insurance coverage. Notwithstanding the foregoing, in no event shall the discovery by MIAMI BECKHAM of contamination at the Property alone be considered damage to property, resulting from MIAMI BECKHAM’s or its agents, servants, employees or contractors’ use of or access to the Property which is subject to the indemnity covenants of MIAMI BECKHAM contained herein.

Upon request by CITY, MIAMI BECKHAM shall provide copies of all property condition reports and environmental assessments conducted or surveys completed by MIAMI BECKHAM, its agents, employees or contractors on the Property.

7.2. All construction materials, equipment, goods, signs and any other personal property of MIAMI BECKHAM, its agents, servants, employees or contractors, shall be protected solely by MIAMI BECKHAM. MIAMI BECKHAM acknowledges and agrees that the CITY assumes no responsibility, whatsoever, for any such item and that the security and protection of any such item from theft, vandalism, the elements, acts of God, or any other cause, are strictly the responsibility of MIAMI BECKHAM.

8. Insurance.

8.1 As a condition precedent to the effectiveness of this Interim Agreement, during the term of this Interim Agreement and during any renewal or extension term of this Interim Agreement, MIAMI BECKHAM, at its sole expense, shall provide insurance of such types and with such terms and limits as noted below. Providing proof of and maintaining adequate insurance coverage are material obligations of MIAMI BECKHAM. MIAMI BECKHAM shall provide the CITY a certificate of insurance evidencing such coverage. MIAMI BECKHAM’s insurance coverage shall be primary insurance for all applicable policies. The limits of coverage under each policy maintained by MIAMI BECKHAM shall not be interpreted as limiting MIAMI BECKHAM’s liability and obligations under this Interim Agreement. All insurance policies shall
be through insurers authorized or eligible to write policies in the State of Florida and possess an A.M. Best rating of A-, VII or better, subject to approval by the CITY’s Risk Manager.

The coverages, limits, and/or endorsements required herein protect the interests of the CITY, and these coverages, limits, and/or endorsements shall in no way be required to be relied upon by MIAMI BECKHAM for assessing the extent or determining appropriate types and limits of coverage to protect MIAMI BECKHAM against any loss exposures, whether as a result of this Interim Agreement or otherwise. The requirements contained herein, as well as the CITY’s review or acknowledgement, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by MIAMI BECKHAM under this Interim Agreement.

8.2 The following insurance policies and coverages are required:

Commercial General Liability

Coverage must be afforded under a Commercial General Liability policy with limits not less than:

- $5,000,000 each occurrence and $5,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
- $5,000,000 each occurrence and $5,000,000 aggregate for Products and Completed Operations

Policy must include coverage for contractual liability and independent contractors.

The CITY, a Florida municipal corporation, its officials, employees, and volunteers are to be covered as an additional insured with a CG 20 26 04 13 Additional Insured – Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liability arising out of activities performed by or on behalf of MIAMI BECKHAM. The coverage shall contain no special limitation on the scope of protection afforded to the CITY, its officials, employees, and volunteers.

Business Automobile Liability

Coverage must be afforded for all Owned, Hired, Scheduled, and Non-Owned vehicles for Bodily Injury and Property Damage in an amount not less than $1,000,000 combined single limit each accident.

If MIAMI BECKHAM does not own vehicles, MIAMI BECKHAM shall maintain coverage for Hired and Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

Crane and Rigging Liability

Coverage must be afforded for any crane operations under the Commercial General or Business Automobile Liability policy as necessary, in line with the limits of the associated policy.
Pollution and Remediation Legal Liability (Hazardous Materials)

For the purpose of this section, the term “hazardous materials” includes all materials and substances that are designated or defined as hazardous by Florida or federal law or by the rules or regulations of Florida or any federal agency. If work being performed involves hazardous materials, the Contractor shall procure and maintain any or all of the following coverage, which will be specifically addressed upon review of exposure.

Contractors Pollution Liability Coverage

For sudden and gradual occurrences and in an amount not less than $1,000,000 per claim arising out of this Agreement, including but not limited to, all hazardous materials identified under the Agreement.

Asbestos Liability Coverage

For sudden and gradual occurrences and in an amount not less than $1,000,000 per claim arising out of work performed under this Agreement.

Disposal Coverage

The Contractor shall designate the disposal site and furnish a Certificate of Insurance from the disposal facility for Environmental Impairment Liability Insurance, covering liability for sudden and accidental occurrences in an amount not less than $1,000,000 per claim and shall include liability for non-sudden occurrences in an amount not less than $1,000,000 per claim.

Hazardous Waste Transportation Coverage

The Contractor shall designate the hauler and furnish a Certificate of Insurance from the hauler for Automobile Liability insurance with Endorsement MCS90 for liability arising out of the transportation of hazardous materials in an amount not less than $1,000,000 per claim limit and provide a valid EPA identification number.

Property Coverage (Builder’s Risk)

Coverage must be afforded in an amount not less than 100% of the total project cost, including soft costs, with a deductible of no more than $25,000 each claim. Coverage form shall include, but not be limited to:

- All Risk Coverage including Flood and Windstorm with no coinsurance clause
- Guaranteed policy extension provision
- Waiver of Occupancy Clause Endorsement, which will enable the City to occupy the facility under construction/renovation during the activity
- Storage and transport of materials, equipment, supplies of any kind whatsoever to be used on or incidental to the project
- Equipment Breakdown for cold testing of all mechanized, pressurized, or electrical equipment
This policy shall insure the interests of the owner, contractor, and subcontractors in the property against all risk of physical loss and damage, and name the CITY as a loss payee. This insurance shall remain in effect until the work is completed and the property has been accepted by the CITY.

**Workers' Compensation and Employer's Liability**

Coverage must be afforded per Chapter 440, Florida Statutes. Any person or entity performing work for or on behalf of the CITY must provide Workers' Compensation insurance. Exceptions and exemptions will be allowed by the CITY’s Risk Manager, if they are in accordance with Florida Statute.

MIAMI BECKHAM waives, and MIAMI BECKHAM shall ensure that MIAMI BECKHAM’s insurance carrier waives, all subrogation rights against the CITY and the CITY’s officers, employees, and volunteers for all losses or damages. The CITY requires the policy to be endorsed with WC 00 03 13 Waiver of our Right to Recover from Others or equivalent.

MIAMI BECKHAM must be in compliance with all applicable State and federal workers’ compensation laws, including the U.S. Longshore Harbor Workers’ Act and the Jones Act, if applicable.

**Insurance Certificate Requirements**

a. MIAMI BECKHAM shall provide the CITY with valid Certificates of Insurance (binders are unacceptable) no later than thirty (30) days prior to the start of work contemplated in this Agreement.

b. MIAMI BECKHAM shall provide to the CITY a Certificate of Insurance having a thirty (30) day notice of cancellation; ten (10) days’ notice if cancellation is for nonpayment of premium.

c. In the event that the insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of MIAMI BECKHAM to provide the proper notice. Such notification will be in writing by registered mail, return receipt requested, and addressed to the certificate holder.

d. In the event the Agreement term goes beyond the expiration date of the insurance policy, MIAMI BECKHAM shall provide the CITY with an updated Certificate of Insurance no later than ten (10) days prior to the expiration of the insurance currently in effect. The CITY reserves the right to suspend the Agreement until this requirement is met.

e. The Certificate of Insurance shall indicate whether coverage is provided under a claims-made or occurrence form. If any coverage is provided on a claims-made form, the Certificate of Insurance must show a retroactive date, which shall be the effective date of the initial contract or prior.

f. The CITY shall be named as an Additional Insured on all liability policies, with the exception of Workers’ Compensation.
g. The CITY shall be granted a Waiver of Subrogation on MIAMI BECKHAM's Workers' Compensation insurance policy.

h. The title of the Agreement, Bid/Contract number, event dates, or other identifying reference must be listed on the Certificate of Insurance.

The Certificate Holder should read as follows:

City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

MIAMI BECKHAM has the sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. Any costs for adding the CITY as an Additional Insured shall be at MIAMI BECKHAM’s expense.

If MIAMI BECKHAM’s primary insurance policy/policies do not meet the minimum requirements, as set forth in this Agreement, MIAMI BECKHAM may provide evidence of an Umbrella/Excess insurance policy to comply with this requirement.

MIAMI BECKHAM’s insurance coverage shall be primary insurance as respects to the CITY, a Florida municipal corporation, its officials, employees, and volunteers. Any insurance or self-insurance maintained by the CITY, a Florida municipal corporation, its officials, employees, or volunteers shall be non-contributory.

Any exclusion or provision in any insurance policy maintained by MIAMI BECKHAM that excludes coverage required in this Agreement shall be deemed unacceptable and shall be considered breach of contract.

All required insurance policies must be maintained until the contract work has been accepted by the CITY, or until this Agreement is terminated, whichever is later. Any lapse in coverage shall be considered breach of contract. In addition, MIAMI BECKHAM must provide to the CITY confirmation of coverage renewal via an updated certificate should any policies expire prior to the expiration of this Agreement. The CITY reserves the right to review, at any time, coverage forms and limits of MIAMI BECKHAM’s insurance policies.

MIAMI BECKHAM shall provide notice of any and all claims, accidents, and any other occurrences associated with this Agreement to MIAMI BECKHAM’s insurance company or companies and the CITY’s Risk Management office, as soon as practical.

It is MIAMI BECKHAM’s responsibility to ensure that any and all of MIAMI BECKHAM’s independent contractors and subcontractors comply with these insurance requirements. All coverages for independent contractors and subcontractors shall be subject to all of the applicable requirements stated herein. Any and all deficiencies are the responsibility of MIAMI BECKHAM.
9. **Joint Preparation.** Each party and its counsel have participated fully in the review and revision of this Interim Agreement and acknowledge that the preparation of this Interim Agreement has been their joint effort. The language in this Interim Agreement expresses the mutual intent of each party and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one party than the other. The language in this Interim Agreement shall be interpreted as to its fair meaning and not strictly for or against any party.

10. **Severability.** If any provision of this Interim Agreement, or its application to any person or situation, is deemed invalid or unenforceable for any reason and to any extent, the remainder of this Interim Agreement, or the application of the remainder of the provisions, shall not be affected. Rather, this Interim Agreement is to be enforced to the extent permitted by law. The captions, headings and title of this Interim Agreement are solely for convenience of reference and are not to affect its interpretation. Each covenant, term, condition, obligation or other provision of the Interim Agreement is to be construed as a separate and independent covenant of the party who is bound by or who undertakes it, and each is independent of any other provision of this Interim Agreement, unless otherwise expressly provided. All terms and words used in this Interim Agreement, regardless of the number or gender in which they are used, are deemed to include any other number and other gender, as the context requires.

11. **No Waiver of Sovereign Immunity.** Nothing contained in this Interim Agreement is intended to serve as a waiver of sovereign immunity by any agency to which sovereign immunity may be applicable.

12. **No Third Party Beneficiaries.** The parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Interim Agreement. None of the parties intend to directly or substantially benefit a third party by this Interim Agreement. The parties agree that there are no third party beneficiaries to this Interim Agreement and that no third party shall be entitled to assert a claim against any of the parties based upon this Interim Agreement. Nothing herein shall be construed as consent by any agency or political subdivision of the State of Florida to be sued by third parties in any manner arising out of any contract.

13. **Non-Discrimination.** MIAMI BECKHAM shall not discriminate against any person in the performance of duties, responsibilities and obligations under this Interim Agreement because of race, age, religion, color, gender, national origin, marital status, disability or sexual orientation.

14. **Termination.** In the event of emergency, the CITY may cancel this Interim Agreement during the term hereof upon twenty-four (24) hours written notice to the other party of its desire to terminate this Interim Agreement. Either party may send notice to the other party at the addresses set forth in the preamble.

15. **Breach:** A material breach of this Interim Agreement by MIAMI BECKHAM shall be grounds for the CITY to terminate this Interim Agreement, except that before such termination, MIAMI BECKHAM shall be entitled to ten (10) days written notice and an opportunity to cure the breach within such period. Notice of any breach may be sent as provided in Section 19, Notice, of this Interim Agreement.

16. **Entire Agreement.** This document incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the
matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Interim Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

17. Governing Law. This Interim Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this Interim Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be brought exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Interim Agreement shall be exclusively in such state courts, forsaking any other jurisdiction which either party may claim by virtue of its residency or other jurisdictional device. By entering into this Interim Agreement, CITY and MIAMI BECKHAM hereby expressly waive any rights either party may have to a trial by jury of any civil litigation related to this Interim Agreement or any acts or omissions in relation thereto.

18. Scrutinized Companies. As a condition precedent to the effectiveness of this Interim Agreement and as a condition precedent to any renewal of this Interim Agreement, MIAMI BECKHAM certifies that it is not on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2018), as may be amended or revised, and that it is not engaged in a boycott of Israel. The CITY may terminate this Interim Agreement at the CITY’s option if MIAMI BECKHAM is found to have submitted a false certification as provided under subsection (5) of section 287.135, Florida Statutes (2018), as may be amended or revised, or been placed on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2018), as may be amended or revised, or is engaged in a boycott of Israel as defined in Sections 287.135 and 215.4725, Florida Statutes (2018), as may be amended or revised.

19. Notice. Whenever any party desires to give notice to any other party, it must be given by written notice sent by electronic mail, followed by registered United States mail, with return receipt requested, addressed to the party for whom it is intended at the place designated below and the place so designated shall remain such until they have been changed by written notice in compliance with the provisions of this section. For the present, the parties designate the following as the respective places for giving notice:

CITY:

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301
Attn: City Manager (CLagerbloom@fortlauderdale.gov)

With a copy to:

City of Fort Lauderdale
City Attorney’s Office (ABoileau@fortlauderdale.gov)
100 North Andrews Avenue
Fort Lauderdale, Florida 33301
MIAMI BECKHAM:

Stephanie J. Toothaker, Esquire (sjt@TrippScott.com)
Tripp Scott
110 SE Sixth Street, Suite 1500
Fort Lauderdale, FL 33301

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IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Interim Agreement to be effective as of the day and year first set forth above.

CITY OF FORT LAUDERDALE, a Florida municipal corporation

By: __________________________
    Dean J. Trantalis, Mayor

By: __________________________
    Christopher J. Lagerbloom
    City Manager

ATTEST:

_____________________________
Jeffrey A. Modarelli, City Clerk

APPROVED AS TO FORM:

_____________________________
Alain E. Boileau, City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this _____ day of ____________________, 2019, by Dean J. Trantalis, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

Notary Public Signature

____________________________
Name of Notary Typed
My Commission Expires:

____________________________
Commission Number
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this ____ day of April, 2019, by Christopher J. Lagerbloom, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped
My Commission Expires:

Commission Number

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MIAMI BECKHAM UNITED, LLC

By________________________________
Pablo Alvarez, Vice-President & Secretary

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this ____ day of April, 2019, by Jorge Mas, on behalf of said corporation. He is personally known to me or produced _____________________ as identification and did not take an oath.

(SEAL)

Notary Public signature

Name Typed, Printed or Stamped
My Commission Expires:
Commission Number:
VIEW OF THE NORTH EAST CORNER OF
THE PROPERTY FROM NW 12TH AVE
VIEW OF THE EAST OF THE PROPERTY FROM THE CORNER OF NW 12TH AVE & NW 56TH ST
VIEW OF THE EAST OF THE PROPERTY FROM THE CORNER OF NW 12TH AVE & NW 52ND ST
VIEW OF THE EAST OF THE PROPERTY FROM THE CORNER OF NW 12TH AVE & NW 52ND ST
LOCKHART STADIUM FROM NW 52ND ST
VIEW EAST FROM NW 52ND ST
VIEW WEST, TOWARDS THE FXE RUNWAY
FROM NW 52ND ST

FLYNN
ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

PHOTO DATE: 04/04/19
FES JOB #: 19-1506.00
PROJECT ADDRESS:
LOCKHART STADIUM
1350 NW 55TH ST, FORT LAUDERDALE, FL 33309

KEY MAP
VIEW EAST, ALONG NW 55TH STREET
WEST OF PROPERTY ALONG NW 15TH AVE
(STRIKER BLVD)
FORT LAUDERDALE BASEBALL STADIUM
FROM THE PARKING LOT
VIEW WEST, ALONG NW 55TH ST