



LETTER TO THE COMMISSION

LTC No: 25-253

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: December 2, 2025
SUBJECT: Update - Movie Studio Public-Private Partnership (P3) Between the City of Fort Lauderdale and Fort Lauderdale Studio Initiative, LLC

The purpose of this Letter to the Commission (LTC) is to provide the City Commission with an update on the Public-Private Partnership (P3) between the City of Fort Lauderdale and Fort Lauderdale Studio Initiative (FLSI), LLC.

Background

On April 20, 2022, the City of Fort Lauderdale received an unsolicited proposal pursuant to Section 255.065, Florida Statutes, to develop, construct, operate, and maintain a full-service movie studio complex. The complex was to be developed on city-owned property located at 1400 NW 31 Avenue, Fort Lauderdale, commonly known as the former Wingate incinerator site. The proposer submitted the required application fee of \$25,000 in accordance with Resolution No. 13-187.

Pursuant to Resolution No. 22-95, the City Commission determined that the proposed project would serve a public purpose as an educational and cultural facility, as well as a public facility or infrastructure used or to be used by the public at large or in support of an accepted public purpose or activity. The Commission further determined that the proposed project qualifies pursuant to Section 255.065, Florida Statutes (2021). In accordance with the foregoing statute, the City advertised and accepted other proposals for the same project for a period of twenty-one (21) days after the initial date of publication, beginning on May 10, 2022, and closing at 5:00 p.m. on May 31, 2022. The City did not receive any competing proposals during the timeframe.

On June 7, 2022, the City Commission approved Resolution No. 22-122, providing notice of its decision to proceed with the unsolicited proposal submitted by FLSI, LLC for the development, construction, operation, and maintenance of a full-service movie studio complex at 1400 NW 31 Avenue, and authorized negotiations for a proposed interim and/or comprehensive agreement with FLSI, LLC.

On September 22, 2022, the City Commission approved the Comprehensive Agreement with FLSI, LLC to enter a fifty (50)-year agreement with the City with an optional term of

fifty (50) years commencing upon the expiration of the initial term to complete and operate a full-service movie studio project on city-owned property. The project includes full-service movie, television, and streaming production studios including, but not limited to, multiple large sound stages; a minimum of 100,000 square feet of offices, indoor film sets, a commissary, and a film school; as well as outdoor film sets, a back lot, and various accessory uses, buildings, and structures.

In October 2024, The City Commission approved an assignment of the Movie Studio Comprehensive Agreement that facilitated a partnership between FLSI and Infinite Reality, Inc. Infinite Reality, Inc. is an experienced owner and operator of high-tech content creation studios and related operations including movies, television, streaming, gaming, e-sports, metaverse, and other activities involving innovative and cutting-edge technology. The assignment binds Infinite Reality, Inc. to all the terms, covenants, conditions, provisions, and agreements of the Comprehensive Agreement. FLSI remains the guarantor of performance of the terms and conditions of the Comprehensive Agreement. In 2025, Infinite Reality, Inc. rebranded itself as Napster Corporation following Infinite Reality, Inc.'s acquisition of Napster in March 2025.

Project Status

The developer, Napster Corporation (formerly known as Infinite Reality, Inc.), submitted a Site Plan Level III Development Review Committee (DRC) application (UDP-S25030) on August 11, 2025. The proposed site plan includes:

- A three (3)-story building totaling approximately 162,000 square feet;
- Purpose built space designed to support film production, post-production, and related creative industries; and
- Community-focused amenities such as a designated gathering space on the eastern portion of the site that is envisioned as a flexible plaza to host a rotation of food vendors, pop-up events, and informal social activities.

The City's Unified Land Development Regulations (ULDR) considers a production facility a conditional use with the General Business (B-2) zoning district. As part of the Site Plan Level III development permit process review for conditional use approval as well as a requested parking reduction, the development will be reviewed under applicable criteria within the following ULDR sections:

- Section 47-20.3 – Parking Reductions
- Section 47-24.3.E – Conditional Use
- Section 47-25.2 – Adequacy Requirements
- Section 47-25.3 – Neighborhood Compatibility Requirements

To receive a Site Plan Level III development permit for conditional use and a parking reduction, the application will require a DRC meeting, a hearing before the Planning and Zoning Board (PZB), and is subject to Commission Request for Review (Call-up).

The site plan application was reviewed by City staff and presented to the DRC on October 14, 2025. The applicant is in the process of reviewing the DRC comments and will need to submit satisfactory responses prior to a PZB hearing being scheduled. Prior to PZB, the applicant is required to host a public participation meeting with notice to nearby property owners and registered civic associations. Per the first amendment to the Comprehensive Agreement that was approved by the City Commission on October 15, 2024, the base project must be completed by December 31, 2026. The base project is defined in the Comprehensive Agreement as sound stages, offices, indoor film sets, commissary, a film school, outdoor film sets, a back lot, and accessory uses, buildings, and structures

Since entering into the Comprehensive Agreement, and in anticipation of submitting a site plan development application, FLSI has taken the steps necessary to redevelop the portion of the development site that was within the Wingate Road Superfund Site. The United States Environmental Protection Agency (EPA) has been involved with the site regarding its investigation and enforcement resulting in a 1998 Consent Decree settlement and cleanup. This is documented in the EPA's Wingate Site Record of Decision (ROD) in 1997 and 2002. Cleanup of the site included the excavation of contaminated soil and sediment as well as the placement of a cap over the forty (40)-acre landfill. Monitoring of groundwater, surface water, and fish tissue was also required. Based on the proposed site plan, only the parking areas will be built within the footprint of the former Wingate landfill and associated property.

For questions, please contact Chris Cooper, Assistant City Manager, at (954) 828-5980 or Ccooper@fortlauderdale.gov.

c: D'Wayne M. Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors