



CITY OF  
**FORT LAUDERDALE**

City Manager's Office

## Memorandum

**Memorandum No: 13-283**

**Date:** December 19, 2013

**To:** Honorable Mayor and Commissioners

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

**Re:** Schlitterbahn Waterpark

Please find attached the details of the proposed project for Schlitterbahn Water Park that will be recommended at January's Commission meeting.

The proposed Schlitterbahn Waterpark is a one-of-a-kind economic development project that will transform the existing Fort Lauderdale Stadium property and adjacent parcels into a world class resort featuring a five star water park along with amusement rides, swimming pools, sports and recreational activities, summer camps, resort lodging, destination retail, and live entertainment. Renovations will be made to Lockhart Stadium and the surrounding properties, which will provide the City with a permanent home for the Fort Lauderdale Strikers, and a state-of-the art complex to host local, state and national athletic events, as well as major outdoor concerts, events and festivals. Four new soccer fields will be constructed and available for public use. The project is expected to create 100 new permanent jobs, including executive, management, and administrative positions, 2,000 new seasonal jobs, while generating an economic impact of \$267 million per year.

Attachment: Schlitterbahn Waterpark Fact Sheet

C: Stanley D. Hawthorne, Assistant City Manager  
Susanne M. Torriente, Assistant City Manager  
Cynthia A. Everett, City Attorney  
Jonda K. Joseph, City Clerk  
John C. Herbst, City Auditor  
Department Directors  
CMO Managers





## DEPARTMENT OF TRANSPORTATION & MOBILITY

### *Schlitterbahn Waterpark Fact Sheet*



## SCHLITTERBAHN WATERPARK FORT LAUDERDALE

### PROPOSED PROJECT

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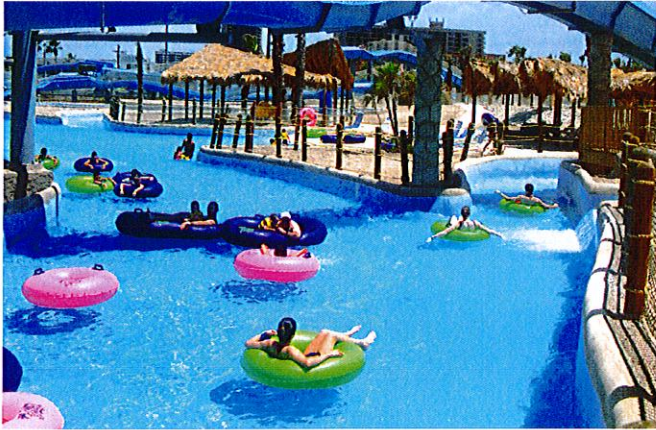






# DEPARTMENT OF TRANSPORTATION & MOBILITY

## *Schlitterbahn Waterpark Fact Sheet*



Preliminary development costs total \$110 million if all phases of the project are built as proposed; facilitated by a new 40-year lease between the City of Fort Lauderdale and Schlitterbahn.

### EXISTING FACILITY CONDITION

Fort Lauderdale Stadium and Lockhart Stadium are both nearing the end of their projected useful lives. Due to the age of the structures, significant restoration efforts would need to be undertaken in order to extend the structural capacity of the facilities. Both stadiums are significantly deficient by current Florida Building Code requirements, specifically with regard to number of accessible seats, ramps, elevators, overall route access, and designated ADA parking spaces.

Based on the reported seating capacities of 18,000 at Lockhart Stadium and 8,000 at Fort Lauderdale Stadium, the number of restroom fixtures and facilities falls below current code requirements. A lack of fire alarms and insufficient lighting pose potential life safety issues, and the landscaping at each park does not comply with current land development regulations. Any environmental issues will also need to be mitigated prior to the demolition or reconstruction of the stadiums.

### NEXT STEPS

The City has submitted a revised Letter of Intent outlining all relevant lease terms to the Federal Aviation Administration (FAA) for review and concurrence as required by federal law. Pending FAA concurrence, the final negotiated term sheet is expected to be presented to the City Commission at the January 22, 2014 meeting.

Following City Commission approval, staff will work with the City Attorney's Office and representatives from Schlitterbahn to prepare a lease agreement that will be submitted to the

FAA for final approval. The lease agreement is expected to be presented to the Aviation Advisory Board on March 27, 2014 and to the City Commission on April 15, 2014.

Once the lease agreement is approved by the City Commission, the developer will initiate the project and proceed with all necessary environmental reviews, DRC approval, and building permits. Concurrently, staff will update the property's zoning designation in accordance with the proposed uses which include:

1. Broward County recertification of the City's Comprehensive Plan and Map
2. Rezoning of the site to an appropriate zoning designation through the City's Planning and Zoning Board and City Commission
3. Conditional Approval (Site Plan Level III or IV with City Commission Request for Review)

For more information about the Schlitterbahn Waterpark project, please contact Clara Bennett at (954) 828-4969 or visit [www.fortlauderdale.gov](http://www.fortlauderdale.gov).

