

ITEM #72-B

**ADDITIONAL MATERIAL
REGULAR MEETING**

JUNE 9, 2026

**SUBMITTED AT THE REQUEST OF
COMMISSIONER MICHAEL UDINE**

Changes to Item 72 on the June 9, 2026, Agenda (strikethrough text indicates deletions; bold/underlined text indicates additions):

MOTION STATEMENT:

MOTION TO AUTHORIZE County Administrator to negotiate and execute agreements and take all actions necessary to acquire, at a price not to exceed \$100,000,000 plus reasonable closing costs and related expenses, the property identified as Folio Number 504233590013, located at ~~1721-1731~~ **1701-1741** Radiant Drive **and 1730 Mariner Street**, Dania Beach, Florida 33004, ~~and the building located on the parcel identified as Folio Number 504233590016 at 700 Meridian Drive, Dania Beach, Florida 33004,~~ with such actions including, as may be required, executing purchase and sale agreements, “stalking horse” bidder agreements, bid documents, closing documents, consents, escrow agreements, and related instruments, all subject to review and approval as to legal sufficiency by the Office of the County Attorney; and authorize the County Administrator to take all administrative and budgetary actions to effectuate the acquisition on the stated terms.

SUMMARY EXPLANATION/BACKGROUND:

On May 2, 2026, Spirit Airlines, Inc. (“Spirit”) announced that it had ceased operations and commenced an orderly wind-down of its business while operating under Chapter 11 bankruptcy protection. Spirit’s former headquarters campus is located on two parcels: (i) ~~1721-1731~~ **1701-1741** Radiant Drive **and 1730 Mariner Street**, Dania Beach, Florida 33004, identified as Folio Number 504233590013 (the “Commercial Parcel”); and (ii) 1700 Meridian Drive, Dania Beach, Florida 33004, identified as Folio Number 504233590016 (the “Residential Parcel” and, together with the Commercial Parcel, the “Property”). Spirit’s interest in the Property is expected to be sold through a process established by the United States Bankruptcy Court as part of Spirit’s wind-down proceedings.

The Property consists of approximately 11 acres and includes four buildings. Located on the Commercial Parcel are: (1) a headquarters office building totaling approximately 180,222 square feet; (2) a training center totaling approximately 108,085 square feet; and (3) an ancillary amenities building totaling approximately 13,000 square feet. The Residential Parcel is ground leased by Spirit and includes a corporate housing facility containing 200 units. The Commercial Parcel has access to a 998-space parking garage and 125 surface parking spaces, and the Residential Parcel includes a 301-space parking garage. Based on

its location and available space, the Property could serve as a future site for Broward County's Government Center East.

This item proposes purchasing only the Commercial Parcel as more specifically described in the legal description attached as Exhibit 1. Two appraisals of the Property ~~will be~~ **Commercial Parcel were** completed prior to Board consideration of this item. Pursuant to applicable requirements, if **As** the proposed purchase price of the **Commercial Parcel does not** exceeds 110% of the average appraised value established by the two appraisals, approval of this item ~~will~~ **does not** require a supermajority vote of the Board (six votes).

COMMERICAL PARCEL

Legal Description

OFFICE PARCEL I

A PARCEL OF LAND BEING SITUATE WITHIN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING A PORTION OF PARCEL A, DANIA POINTE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183 PAGES 91 THRU 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, AS SHOWN ON SAID PLAT; THENCE S.87°26'02"W., ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, A DISTANCE OF 46.01 FEET, TO A POINT ON THE EAST LINE OF SAID PARCEL A, SAID POINT ALSO BEING IDENTIFIED AS COORDINATE POINT NUMBER 109 ON SAID PLAT; THENCE S.01°29'36"E., ALONG SAID EAST LINE, A DISTANCE OF 60.02 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.01°29'36"E., ALONG SAID EAST LINE, A DISTANCE OF 142.14 FEET; THENCE S.87°28'04"W., A DISTANCE OF 352.37 FEET; THENCE S.02°31'56"E., A DISTANCE OF 102.33 FEET; THENCE S.87°28'04"W., A DISTANCE OF 135.31 FEET; THENCE S.02°31'56"E., A DISTANCE OF 27.00 FEET; THENCE S.87°28'04"W., A DISTANCE OF 155.57 FEET; THENCE N.02°32'48"W., A DISTANCE OF 256.12 FEET; THENCE N.87°30'42"E., A DISTANCE OF 71.45 FEET; THENCE N.02°30'43"W., A DISTANCE OF 56.59 FEET; THENCE S.86°27'46"E., A DISTANCE OF 220.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°01'49" AND A RADIUS OF 2030.67 FEET FOR AN ARC DISTANCE OF 178.29 FEET TO A POINT OF TANGENCY; THENCE N.88°30'24"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 162.35 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°11'14" AND A RADIUS OF 32.83 FEET FOR AN ARC DISTANCE OF 15.58 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE AND BEING WITHIN BROWARD COUNTY, FLORIDA;

TOGETHER WITH:

OFFICE PARCEL II

A PARCEL OF LAND BEING SITUATE WITHIN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING A PORTION OF PARCEL A, DANIA POINTE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183 PAGES 91 THRU 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, AS SHOWN ON SAID PLAT; THENCE S.87°26'02"W., ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, A DISTANCE OF 46.01 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A, SAID POINT ALSO BEING IDENTIFIED AS COORDINATE POINT NUMBER 109 ON SAID PLAT; THENCE S.01°29'36"E., ALONG SAID EAST LINE, A DISTANCE OF 202.16 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.01°29'36"E., A DISTANCE OF 42.90 FEET TO A POINT BEING IDENTIFIED AS COORDINATE POINT NUMBER 110 ON SAID PLAT; THENCE S.88°30'24"W., A DISTANCE OF 2.00 FEET, TO A POINT BEING IDENTIFIED AS COORDINATE POINT NUMBER 111 ON SAID PLAT; THENCE S.01°29'36"E., A DISTANCE OF 40.00 FEET, TO A POINT BEING IDENTIFIED AS COORDINATE POINT NUMBER 112 ON SAID PLAT; THENCE N.88°30'24"E., A DISTANCE OF 2.00 FEET, TO A POINT BEING IDENTIFIED AS COORDINATE POINT NUMBER 113 ON SAID PLAT; THENCE S.01°29'36"E. (COMPUTED) S.01°29'13"E. (PLAT), A DISTANCE OF 161.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.56°49'14"E., (THE PREVIOUS FIVE COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL A); THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 54°18'49" AND A RADIUS OF 32.83 FEET FOR AN ARC DISTANCE OF 31.12 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S.87°27'12"W., A DISTANCE OF 597.78 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 14.33 FEET FOR AN ARC DISTANCE OF 22.51 FEET TO A POINT OF TANGENCY; THENCE N.02°32'48"W., A DISTANCE OF 114.67 FEET; THENCE N.87°28'04"E., A DISTANCE OF 155.57 FEET; THENCE N.02°31'56"W., A DISTANCE OF 27.00 FEET; THENCE N.87°28'04"E., A DISTANCE OF 135.31 FEET; THENCE N.02°31'56"W., A DISTANCE OF 102.33 FEET; THENCE N.87°28'04"E., A DISTANCE OF 352.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN BROWARD COUNTY, FLORIDA;

TOGETHER WITH:

OFFICE PARCEL III

A PARCEL OF LAND BEING SITUATE WITHIN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING A PORTION OF PARCEL A, DANIA POINTE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183 PAGES 91 THRU 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, AS SHOWN ON SAID PLAT; THENCE S.87°26'02"W., ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, A DISTANCE OF 926.88 FEET; THENCE S.02°32'48"E., A DISTANCE OF 11.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.02°32'48"E., A DISTANCE OF 448.29 FEET; THENCE N.87°27'12"E., A DISTANCE OF 248.20 FEET TO A POINT OF CUSP OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 14.33 FEET FOR AN ARC DISTANCE OF 22.51 FEET TO A POINT OF TANGENCY; THENCE N.02°32'48"W., ALONG LINE A TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 407.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88°54'19" AND A RADIUS OF 24.33 FEET FOR AN ARC DISTANCE OF 37.75 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S.88°55'26"W., A DISTANCE OF 85.12 FEET; THENCE S.88°25'21"W., A DISTANCE OF 80.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIAL BEARING OF N.02°07'10"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°41'31" AND A RADIUS OF 1,969.33 FEET FOR AN ARC DISTANCE OF 92.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN BROWARD COUNTY, FLORIDA;

THE FOREGOING OFFICE PARCELS I, II, AND III ALSO BEING DESCRIBED AS:

COMBINED OFFICE PARCELS I, II, AND III

A PARCEL OF LAND BEING SITUATE WITHIN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING A PORTION OF PARCEL A, DANIA POINTE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183 PAGES 91 THRU 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, AS SHOWN ON SAID PLAT; THENCE S.87°26'02"W., ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, A DISTANCE OF 46.01 FEET, TO A POINT ON THE EAST LINE OF SAID PARCEL A, SAID POINT ALSO BEING IDENTIFIED AS COORDINATE POINT NUMBER 109 ON SAID PLAT; THENCE S.01°29'36"E., ALONG SAID EAST LINE, A DISTANCE OF 60.02 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.01°29'36"E., A DISTANCE OF 185.04 FEET SAID POINT ALSO BEING IDENTIFIED AS COORDINATE POINT NUMBER 110 ON SAID PLAT; THENCE S.88°30'24"W., A DISTANCE OF 2.00 FEET SAID POINT ALSO BEING IDENTIFIED AS COORDINATE POINT NUMBER 111 ON SAID PLAT; THENCE S.01°29'36"E., A DISTANCE OF 40.00 FEET SAID POINT ALSO BEING IDENTIFIED AS COORDINATE POINT NUMBER 112 ON SAID PLAT; THENCE N.88°30'24"E., A DISTANCE OF 2.00 FEET SAID POINT ALSO BEING IDENTIFIED AS COORDINATE POINT NUMBER 113 ON SAID PLAT; THENCE S.01°29'36"E. (COMPUTED) S.01°29'13" (PLAT), A DISTANCE OF 161.65 FEET (THE PREVIOUS FIVE COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL A) TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.56°49'14"E., THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 54°18'49" AND A RADIUS OF 32.83 FEET FOR AN ARC DISTANCE OF 31.12 FEET TO A POINT OF TANGENCY; THENCE S.87°27'12"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 845.98 FEET; THENCE N.02°32'48"W. A DISTANCE OF 448.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.04°48'41"W.; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°41'31" AND A RADIUS OF 1,969.33 FEET FOR AN ARC DISTANCE OF 92.53 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N.88°25'21"E. A DISTANCE OF 80.15 FEET; THENCE N.88°55'26"E. A DISTANCE OF 85.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.03°38'29"W.; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 88°54'19" AND A RADIUS OF 24.33 FEET FOR AN ARC DISTANCE OF 37.75 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S.02°32'48"E., A DISTANCE OF 36.79 FEET; THENCE N.87°30'42"E., A DISTANCE OF 71.45 FEET; THENCE N.02°30'43"W., A DISTANCE OF 56.59 FEET; THENCE S.86°27'46"E., A DISTANCE OF 220.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°01'49" AND A RADIUS OF 2030.67 FEET FOR AN ARC DISTANCE OF 178.29 FEET TO A POINT OF TANGENCY; THENCE N.88°30'24"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 162.35 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID

CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°11'14" AND A RADIUS OF 32.83 FEET FOR AN ARC DISTANCE OF 15.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN BROWARD COUNTY, FLORIDA.