

**CITY OF FORT LAUDERDALE  
OUTDOOR EVENT AGREEMENT**

THIS AGREEMENT is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 by and between:

**CITY OF FORT LAUDERDALE**, a Florida municipal corporation  
whose address is 100 North Andrews Avenue, Fort Lauderdale, FL  
33301, hereinafter, "CITY"

and

**BONNET HOUSE, INC.**, a Florida not for profit corporation with its  
principal address located at 900 N. Birch Road, Fort Lauderdale, FL  
33304-3326, hereinafter, "OWNER/OPERATOR",

**R E C I T A L S**

A. By virtue of that Warranty Deed from The Florida Trust for Historic Preservation, Inc., a Florida not for profit corporation Grantor to OWNER/OPERATOR, Grantee, said deed being executed on March 13, 2020 and recorded on June 1, 2020 in Official Records Instrument No. 116529628, of the Public Records of Broward County Florida, OWNER/OPERATOR became the fee simple owner of certain real property located on the West side of State Road A-1-A in the City of Fort Lauderdale, said real property being referred to herein as "**Bonnet House Property West**" identified as **Parcel "A"** on the Sketch & Description of Parcel "A" as found at **Exhibit "A-1"** to this Agreement.

B. By virtue of the instrument referenced in Paragraph "A" above, OWNER/OPERATOR became the fee simple owner of certain real property located on the East side of State Road A-1-A in the City of Fort Lauderdale, said real property being referred to herein as "**Bonnet House Property East**" and identified as **Parcel "B"** on the Sketch & Description of **Parcel "B"** as found at **Exhibit "A-2"** to this Agreement. **Bonnet House Property West** and **Bonnet House Property East** are referred to herein as "**Bonnet House Property**."

C. A portion of **Bonnet House Property East** is encumbered by an easement which was conveyed to CITY by OWNER/OPERATOR's predecessors in title, Frederic Clay Bartlett and Evelyn Fortune Bartlett, et al., said easement being for "public beach purposes" said deed being dated November 25, 1940, recorded December 18, 1950 and Deed Book 372, Page 360 attached hereto as **Exhibit "B"**.

D. By that instrument entitled "Release of Easement" executed by the CITY on April 29, 1958, the CITY released the easement for public beach purposes flowing from the aforementioned instrument recorded at Deed Book 372, Page 360, said "Release of Easement" being recorded May 2, 1958 at Official Records Book 1213, Page 643, said "Release of Easement" being attached hereto as **Exhibit "C"**.

E. The land referred to herein as **Bonnet House Beach** is that portion of **Bonnet House Property East** owned in fee simple by OWNER/OPERATOR that is not subject to the easement for "public beach purposes," comprising 700 lineal feet as more particularly described

and identified as **Parcel "C"** on the Sketch & Description of **Parcel "C"** as found at **Exhibit "A-3"** to this Agreement.

F. From the **Bonnet House Property East**, OWNER/OPERATOR conveyed to CITY a right-of-way easement, for among other things, Beach Promenade purposes by Easement Deed No. 1681, dated June 22, 1991, recorded June 28, 1991 at Official Records Book 18513, Page 0557.

G. **Bonnet House Property West** contains structures and natural preserves, collectively known as the Bonnet House Museum & Gardens which are listed on the National Register of Historic Places, are designated by the CITY as an historic landmark and are recognized by the National Trust for Historic Preservation as part of the United States Department of Interior's Save America's Treasure program.

H. OWNER/OPERATOR is charged with operating, managing, and maintaining the **Bonnet House Property** which includes the historic Bonnet House and its curtilage, as an historic house museum, open to the public for education, cultural programming, recreation and special events. CITY performs maintenance of the **Bonnet House Property East**, including, but not limited to cleaning, raking, removal of seaweed and debris, picking up trash and grading.

I. The **Bonnet House Property** was conveyed to OWNER/OPERATOR for the purpose of preserving Bonnet House, the art on premises, and the natural environment on the site for the education and pleasure of the public.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Outdoor Event Agreement, and other good and valuable considerations, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

## **1. Recitals.**

The foregoing recitals are true and correct and are hereby ratified and confirmed between the parties and incorporated herein.

## **2. Defined Terms.**

The following terms, as used and referred to herein, shall have the meanings set forth below, unless the context indicates otherwise.

*ADA* means the Americans with Disabilities Act of 1990 (42 U.S.C. § 126, et seq.), as same may be amended from time to time, and regulations adopted pursuant thereto, including, but not necessarily limited thereto, 28 CFR Part 35 and 28 CFR Part 16, which, in general terms prohibits the discrimination of handicapped individuals by denying them the right to participate in or benefit from the services provided at any Outdoor Event covered by this Agreement.

*Agreement* means this Outdoor Event Agreement.

*Application* means a detailed proposal of the proposed Outdoor Event as set forth in Code § 15-182, as same may be amended from time to time.

*Applicant* means OWNER/OPERATOR.

*Bonnet House Private Beach* means that real property located generally East of State Road A-1-A and described as the 700 lineal feet within Bonnet House Property East, more particularly depicted as **Parcel "C"** as more particularly described in the Sketch & Description for **Parcel "C"** as set forth in **Exhibit "A-3"** attached hereto which is that portion of **Bonnet House Property East** that is not subject to the easement for "public beach purposes" held by the CITY in trust for the public.

*Bonnet House Property* means all property owned and operated by OWNER/OPERATOR and includes (i) **Bonnet House Property West (Parcel "A"** on the Sketch & Description as set forth in **Exhibit "A-1"**, attached hereto) and (ii) **Bonnet House Property East (Parcel "B"** on the Sketch & Description as set forth in **Exhibit "A-2"**, attached hereto) and (iii) **Bonnet House Private Beach (Parcel "C"** on the Sketch & Description as set forth in **Exhibit "A-3"**, attached hereto).

*Bonnet House Property East means* OWNER/OPERATOR's real property depicted and described as **Parcel "B"** in the Sketch & Description as set forth in **Exhibit "A-2"**, attached hereto, said property lying generally East of State Road A-1-A.

*Bonnet House Property West means* OWNER/OPERATOR's real property depicted and described as **Parcel "A"** in the Sketch & Description as set forth in **Exhibit "A-1"**, attached hereto, said property lying generally West of State Road A-1A.

*City Commission* means the governing body of the CITY.

*City Manager* means CITY's Chief Executive Officer, its City Manager, or his or her designee.

*Code* means the CITY Code of Ordinances.

*Contract Administrator* means the Director, or his or her designee. In the administration of this Agreement, as contrasted with matters of policy, all parties may rely upon instructions or determinations made by the Contract Administrator.

*Day(s).* In computing any period of time expressed in day(s) in this Agreement, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. When the period of time prescribed or allowed is less than seven (7) days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation.

*Director* means the Director of the Department of Parks and Recreation for the CITY.

*Effective Date* means the effective date of this Agreement, which shall be the date upon which (a) the Agreement is executed by OWNER and OPERATOR and (b) the City Commission grants authorization for the proper CITY officials to execute this Agreement.

*Event* means an Outdoor Event or a Minor Outdoor Activity.

*Minor Outdoor Activity* means an Outdoor Event, defined below, the standards for which Minor Outdoor Activity are set forth in Code Sec. 15-184 (b), as same may be amended from

to time. A *Minor Outdoor Activity* is an Outdoor Event, but the insurance requirements of City Code Sec. 15-183 (7) shall not be applicable to a *Minor Outdoor Activity*.

*Outdoor Event* means concerts, festivals, races, walks, triathlons, circuses, carnivals, shows, exhibitions and other similar outdoor events, whether operated totally outdoors, on stage, under tents or with the use of temporary buildings or structures, located within a defined area and to which members of the general public are invited as participants or spectators. Outdoor Events are regulated by Code Chapter 15, Article V, Sections 15-181, et seq., as same may be amended from time to time

*Person* means any individual, firm, partnership (general or limited), corporation, company, association, joint venture, joint stock association, estate, trust, business trust, cooperative, limited liability corporation, limited liability partnership, limited liability company or association, or body politic, including any heir, executor, administrator, trustee, receiver, successor or assignee or other person acting in a similar representative capacity for or on behalf of such Person.

*Public Beach* means the public municipal beach and recreation area of the CITY as set forth in Code Section 8-71(a), as same may be amended from time to time.

*Public Beach Easement Area* means OWNER/OPERATOR's real property known as **Bonnet House Property East** depicted and described as **Parcel "B"** in the Sketch & Description attached hereto as **Exhibit "A-1"** LESS AND EXCEPT **Bonnet House Private Beach, Bonnet House Private Beach** being otherwise designated as **Parcel "C"** in the Sketch & Description set forth in **Exhibit "A-3"** attached hereto. The Public Beach Easement Area is the remaining portion of **Bonnet House Property East** over which CITY retains an easement for "public beach purposes," as that term "public beach purposes" is more particularly described in Deed Book 372, Page 360 of the Public Records of Broward County, Florida, a copy of which is attached hereto as **Exhibit "B"**.

*Schedule One* is the list of Outdoor Events approved by the Contract Administrator and City Commission at the commencement of the term of this Agreement, at the commencement of annual renewals thereof and supplemented from time to time with additional Outdoor Events approved by the Contract Administrator in accordance with the terms and conditions of this Agreement.

*Sketch & Description* means and refers to those certain Sketches & Descriptions prepared by McLaughlin Engineering Co. depicting Bonnet House Property West, Bonnet House Property East and Bonnet House Private Beach as more particularly found in **Exhibits "A-1", "A-2," and "A-3"** attached hereto, said Sketches & Descriptions being, dated April 13, 2015.

### **3. Term.**

The initial term of this Agreement is for the period commencing January 1, 2026, and ending December 31, 2031.

(a) On or before September 1<sup>st</sup> of the calendar year prior to the expiration of the initial five (5) year term ending December 31, 2031, and any subsequent five (5) year renewals of this Agreement, the Applicant shall give the Contract Administrator written notice of its intent to seek renewal of this Agreement.

(b) Any five (5) year renewal of this Agreement shall be approved by the City Commission.

(c) Any renewal of this Agreement shall be for a five (5) term and shall extend from January 1<sup>st</sup> to December 31<sup>st</sup> of the following five (5) year term.

(d) During the initial five (5) year term and any five (5) year renewal of the term, **Schedule One** may be supplemented with additional Events upon submission of an Application to the Contract Administrator, together with the applicable application fee, at least sixty ( 90) days in advance of the Event.

#### **4. Public Use of Bonnet House Private Beach and Bonnet House Property East and Preservation of Marine Wildlife.**

Applicant recognizes the importance of continued public access to Bonnet House Property East and Bonnet House Private Beach and will take every step to ensure that the public has free and open access to said property for “public beach purposes” during times that events contemplated by this Agreement are not occurring; although as private property such access and usage to Bonnet House Private Beach shall be within the sole discretion of OWNER/ OPERATOR. Applicant further recognizes that Bonnet House Property East is a natural, ecologic treasure and is the habitat for a variety of protected flora and fauna. Applicant shall respect any and all federal, state, county, and municipal regulations pertaining to beach usage during the turtle nesting season. Further as to Bonnet House Property East (excluding Bonnet House Private Beach), Applicant shall not engage in any activities that are in derogation of the public’s “public beach purposes” easement rights without City Commission approval.

#### **5. Outdoor Events.**

(a) This Agreement permits Applicant during the term of this Agreement and any renewals thereof to conduct those Events on Bonnet House Property as set forth in the Event Agreement **Schedule One** attached hereto and incorporated herein. As a condition precedent to any Event being listed on **Schedule One**, Applicant must submit an Application to the Contract Administrator for review by the relevant CITY Departments, together with the Application Fee, and the Application must be approved. For Events to be listed on **Schedule One** for ensuing five (5) year renewal terms, this process of submitting an Application, together with application fee, for review and approval must be followed.

(b) As to the Public Beach Easement Area, Event activities which would be in derogation of the public’s “public beach purposes” easement rights are prohibited, except in such cases where Applicant has requested and City Commission has granted Bonnet House’s use of Bonnet House Property East in derogation of the public’s “public beach purposes” easement rights for a limited period of time and has temporarily waived or suspended, in whole or in part, the public’s “public beach purposes” easement rights.

(c) Except as to Events on Bonnet House Property East where there is a Public Beach Easement Area, the Contract Administrator is hereby delegated the authority under this Agreement to approve Events not otherwise set forth on **Schedule One** of the Agreement during the Term of the Agreement and any renewals thereof upon the following conditions:

- (i) Applicant files its Application, together with the applicable Application Fee, for such Event with the Contract Administrator no less than sixty (60) days prior to the date of the event; and
- (ii) Said event is in compliance with the requirements of Section 5 through 26 of this Agreement and Code Chapter 15, Article V, entitled Outdoor Events, §§ 15-181, *et seq.*, as same may be amended from time to time; and
- (iii) The Contract Administrator approves the Application at least thirty (30) days in advance of such Event.

## 6. General Requirements For Outdoor Events.

Applicant shall comply with the following General Requirements as conditions of hosting Events as approved pursuant to Section 5 of this Agreement. Ninety (90) days in advance of each Event proposed to be held in the ensuing five (5) year term or renewals thereof, Applicant shall submit an Application, together with the applicable application fee, to the Contract Administrator for such proposed Event. CITY staff shall exercise due diligence in reviewing the Application and granting approval for such Events within thirty (30) days of submittal of such Application. Such proposed Event shall not be eligible for listing in **Schedule One** until approved by the Contract Administrator. The general requirements for Outdoor Events shall include the following:

(a) If the Event includes the use of fireworks, in advance of the proposed Event the Applicant shall obtain a fireworks permit from the CITY'S Fire-Rescue Department. The Applicant shall comply with all applicable state laws regarding the use of fireworks. The Applicant shall also comply with any insurance requirements related to the fireworks display and shall provide proof of insurance with such terms and limits as approved by the City's Risk Manager and maintain said coverage for the entire term of this Agreement.

(b) The Applicant shall provide sanitary facilities for the proposed Event of the type and in a number specified by the requirements established by the CITY'S Department Sustainable Development, Division of Building Services.

(c) The Applicant shall coordinate with staff of the City's Department of Sustainable Development, Division of Building Services and staff shall schedule appropriate CITY staff to conduct electrical inspections of all electrical facilities that will be involved in the proposed Event, whether power is supplied by local utilities or is self-provided by generator systems. The Applicant shall permit the City staff to conduct electrical inspections on all electrical facilities that will be involved in the Event. Applicant shall secure approval of all electrical facilities that will be involved in the proposed Event prior to holding or sponsoring the proposed Event.

(d) If the Event includes the sale or distribution of any food or beverages, the Applicant shall comply with all applicable state, county and CITY food service requirements.

(e) The Applicant shall submit to the Contract Administrator a written plan for review and approval by the CITY Police Department ("FLPD") that addresses crowd control and traffic control. The Applicant shall secure approval by the Police Department prior to holding the Event. The Applicant shall bear the cost of staff necessary to implement the crowd control and traffic control plan. Applicant agrees that for Events involving 25 or more guests that Applicant shall retain the services of security personnel and/or off duty FLPD officers to facilitate pedestrian traffic crossing State Road A-1-A.

(f) If the Event includes the use of tents, awnings, or canopies, the Applicant shall submit to the Contract Administrator for review and approval of the CITY'S Departments of Sustainable Development, Division of Building Services and the Department of Parks and Recreation prior to holding the Event. Applicant shall also submit to the Contract Administrator current flameproof certificates for review and approval of the CITY'S Fire-Rescue Department.

(g) The Applicant shall submit to the Contract Administrator a written plan that addressed fire safety issues for review and approval by the CITY'S Fire-Rescue Department. The Applicant shall not hold or sponsor the Event until the Fire Rescue Department has provided written approval of Applicant's plan. The Applicant shall bear the cost of Fire-Rescue personnel deemed necessary by the Fire Marshall for fire watch and fire marshal personnel for the Event.

(h) Applicant, subject to compliance with applicable regulations, shall use temporary stanchions (or similar system approved by the Contract Administrator) to cordon off Bonnet House Private Beach during Events. The area "cordoned off" shall not include the area below the Mean High Water mark, which is within the jurisdiction of the State of Florida and held in trust for all the public nor shall it include the public sidewalks along State Road A-1-A.

(i) Applicant shall provide ten (10) days advance notice to the public of such Events by posting appropriate signage on Bonnet House Private Beach and Bonnet House Property East to the extent applicable.

(j) Applicant may serve food and drink, including alcoholic beverages, during Events on Bonnet House Private Beach. No glass drinkware shall be permitted on Bonnet House Private Beach and Bonnet House Property East. Applicant shall ensure that caterers shall return the premises to the state of cleanliness and good repair that existed prior to the event, as determined by the Contract Administrator. Applicant may serve food and drink, including alcoholic beverages during Events on Bonnet House Property East, only upon approval by the City Commission.

(k) The review of each Application for Events listed on Schedule One and for any additional Events to be approved by the Contract Administrator shall follow the same procedures as reviews ordinarily conducted by the Contract Administrator in fulfillment of Code Chapter 15, Article V, entitled "Outdoor Events", §15-181, et seq., as same may be amended from time to time.

(l) For any Events approved for Bonnet House Private Beach, Contract Administrator shall provide the City Commission with thirty (30) days advance notice.

## **7. Minor Outdoor Activities Not Open to the General Public on Bonnet House Private Beach and Bonnet House Property East.**

Applicant may hold Minor Outdoor Activities to which the general public is not invited on Bonnet House Private Beach and Bonnet House Property East subject to the following conditions:

7.1 For any Minor Outdoor Activities to which the general public is not invited involving 50 or more people, Applicant shall provide the Contract Administrator with thirty (30) days advance notice.

7.2 Applicant may serve food and drink, including alcoholic beverages on Bonnet House Private Beach during such Minor Outdoor Activities to which the general public is not

invited. No glass drinkware shall be permitted. Applicant shall ensure that at the conclusion of the Minor Outdoor Activity the premises will be returned to the state of cleanliness and good repair that existed prior to the event, as determined by the Contract Administrator.

7.3 Applicant, subject to compliance with applicable regulations, shall use temporary stanchions (or similar system approved by the Contract Administrator) to cordon off Bonnet House Private Beach during such Minor Outdoor Activities to which the public is not invited. The area "cordoned off" shall not include the area below the Mean High Water mark, which is within the jurisdiction of the State of Florida and held in trust for all the public nor shall it include the public sidewalks along State Road A-1-A.

7.4 Applicant shall provide not less than thirty (30) days advance notice to the public of such Minor Outdoor Activities by posting appropriate signage on Bonnet House Private Beach and Bonnet House Property East to the extent applicable. During Minor Outdoor Activities to which the general public is not invited on Bonnet House Private Beach signage shall be posted in seven (7) days advising the general public of the nature of the Minor Outdoor Activities and private ownership of Bonnet House Beach.

7.5 No Minor Outdoor Activities to which the general public is not invited shall be held on Bonnet House Property East within the Public Beach Easement Area when the Minor Outdoor Activities to which the general public is not invited would be in derogation of the public's "public beach purposes" easement rights, unless such Minor Outdoor Activities to which the general public is not invited are Minor Outdoor Activity to which the general public is not invited approved by the City Commission by separate action.

## **8. Indemnity.**

8.1 Applicant shall protect, defend, indemnify and hold harmless the CITY, its officers, employees and agents from and against any and all lawsuits, penalties, damages, settlements, judgments, decrees, costs, charges and other expenses including reasonable attorney's fees actually incurred, or liabilities of every kind, nature or degree arising out of or in connection with the rights, responsibilities and obligations of Applicant under this Agreement, conditions contained therein, the conduct or performance of the Event or the breach or default by Applicant of any covenant or provision of this Agreement except for any occurrence arising out of or resulting from the intentional torts or gross negligence of the CITY, its officers, agents and employees (hereinafter, "claims"). Without limiting the foregoing, any and all such claims, suits, causes of action relating to personal injury, death, or damage to property, alleged infringement of any patents, trademarks, copyrights or of any other tangible or intangible personal or real property right by Applicant, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court by Applicant, is included in the indemnity.

8.2 Applicant 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 the CITY, Applicant shall assume and defend not only itself but also the CITY in connection with any such claims, suits or causes of action, and any such defense thereof shall be at no cost or expense whatsoever to CITY, provided that the CITY (exercisable by the CITY Attorney) shall retain the right to select counsel of its own choosing. This indemnification shall survive termination, revocation or expiration of this Agreement and shall cover any acts or omissions occurring during the term of the Agreement, including any period



after termination, revocation or expiration of the Agreement while any curative acts are undertaken. The foregoing shall not serve as a waiver of the CITY'S sovereign immunity or of any other legal defense available to the CITY and shall be subject to the limitations contained in Fla. Stat. § 768.28, as same may be amended from time to time.

## **9. Insurance.**

As a condition precedent to the effectiveness of this Agreement, during the term of this Agreement and during any renewal or extension term of this Agreement, Applicant shall, at its sole expense, 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 Applicant. Applicant shall provide the City a certificate of insurance evidencing such coverage. Applicant's insurance coverage shall be primary insurance for all applicable policies, in respect to the City's interests for this Agreement. The limits of coverage under each policy maintained by Applicant shall not be interpreted as limiting Applicant's liability and obligations under this 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 relied upon by Applicant for assessing the extent or determining appropriate types and limits of coverage to protect Applicant against any loss exposures, whether as a result of this 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 Applicant under this Agreement.

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:

- \$1,000,000 each occurrence and \$2,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
- \$1,000,000 each occurrence and \$2,000,000 aggregate for Products and Completed Operations

Policy must include coverage for contractual liability and independent contractors.

The City, a Florida municipality, its officials, employees, and volunteers are to be included 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 Applicant. 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 Contractor does not own vehicles, Contractor 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.

#### Liquor Liability

Applicant shall provide evidence of coverage for liquor liability in an amount not less than \$1,000,000 per occurrence.

#### 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 Statutes.

Applicant waives, and Applicant shall ensure that Applicant's insurance carrier waives, all subrogation rights against the City, its officials, 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.

Applicant must be in compliance with all applicable State and federal workers' compensation laws.

#### Insurance Certificate Requirements

- a. Applicant shall provide the City with valid Certificates of Insurance (binders are unacceptable) no later than ten (10) days prior to the start of work contemplated in this Agreement.
- b. Applicant tractor 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 Applicant 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 or any surviving obligation of Applicant following expiration or early termination of the Agreement goes beyond the expiration date of the insurance policy, Applicant 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 included as an Additional Insured on the general liability policy.
- g. The City shall be granted a Waiver of Subrogation on Applicant's Workers' Compensation insurance policy.
- h. The title of the Agreement, Bid/Contract number, or other identifying reference must be listed on the Certificate of Insurance.

The Certificate Holder should read as follows:

City of Fort Lauderdale  
Attn: Parks & Recreation  
401 SE 21<sup>st</sup> Street  
Fort Lauderdale, FL 33316

Applicant 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 application of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. Any costs for including the City as an Additional Insured shall be at Applicant's expense.

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

Applicant's insurance coverage shall be primary insurance in respect to the City's interests for this Agreement, its officials, employees, and volunteers. Any insurance or self-insurance maintained by the City shall be non-contributory.

Any exclusion or provision in any insurance policy maintained by Applicant 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 Agreement work has been accepted by the City, or until this Agreement is terminated, whichever is later. Any lapse in coverage may be considered breach of contract. In addition, Applicant must provide to the City confirmation of coverage renewal via an updated certificate of insurance 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 Applicant's insurance policies.

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

It is Applicant's responsibility to ensure that any and all of Applicant'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 Applicant. The City reserves the right to adjust insurance limits from time to time at its discretion with notice to Applicant.

#### **10. Restoration of Public Property; Property Subject to Easement for Public Beach Purposes or Bonnet House Beach.**

10.1 If the Event includes use of public property, Bonnet House Property East and/or Bonnet House Private Beach the Applicant shall be responsible for, and shall maintain, all areas of the referenced property used. Maintenance means the prompt and complete removal of Event generated trash or debris and the repair or restoration of any public property that was damaged as a result of the Event. Public property means real and personal property that is not privately owned and includes, but is not limited to any sidewalk or paved surface, any tree, plan, shrub, wall, bench, light fixture, traffic signal, sidewalk, curbing, parking meter, trash barrel, or sign or property to which the public has easement rights.

10.2 CITY shall inspect the Event site location(s) for damage within twenty-four (24) hours of the conclusion of the Event and the CITY shall provide the Applicant with a written report of any damage found on the public property. The report shall state the cost of repair(s) necessary to restore the public property. Within fourteen (14) days of the Applicant's receipt of this report, the Applicant shall pay the cost of repair or challenge the CITY'S report in writing addressed to the Director. Resolution of any such challenge shall be made by the City Manager. The Applicant agrees to abide by the City Manager's decision.

#### **11. Reimbursement of Expenses.**

In the event CITY incurs expenses as a result of the Event or Minor Outdoor Activities to which the public is not invited held on Bonnet House Property East, CITY shall provide the Applicant with an invoice for the expense(s). Within fourteen (14) days of the Applicant's receipt of any invoice for such expense(s), the Applicant shall pay the invoice or challenge the CITY'S invoice in writing addressed to the Director. Resolution of any such challenge shall be made by the City Manager. The Applicant agrees to abide by the City Manager's decision.

#### **12. Authority of the City Manager and Contract Administrator.**

12.1 The City Manager or the Contract Administrator, shall have the authority to suspend all or any part of the Event on Bonnet House Property or a Minor Outdoor Activity to which the public is not invited on the Bonnet House Private Beach or Bonnet House Property East when the City Manager or the Contract Administrator determines that the Event, Minor Outdoor Activity to which the public is not invited or its attendees, or its spectators or participants pose(s) an imminent threat to the public health, safety or welfare.

12.2 The Contract Administrator shall notify Applicant when, in his/her reasonable opinion, activities within the Event described in Paragraph 12.1 above may be or are detrimental to the public health, safety or welfare or if the Contract Administrator has reason to believe that Applicant, its agents, employees, subcontractors, or independent contractors have violated any law, rule or ordinance. CITY, through its City Manager or Contract Administrator reserves the right to eject or cause to be ejected from the Event described in Paragraph 12.1 above any person(s) causing a public disturbance and neither CITY nor any of its officers, agents or employees shall be liable to Applicant for any damages that may be sustained by Applicant through the exercise by CITY, through its City Manager or Contract Administrator, of such right. The decision of the City Manager or Contract Administrator in such regard shall be final and binding.

12.3 In the event of any dispute between the CITY regarding actions undertaken by the CITY under Paragraphs 12.1 or 12.2 above and the Applicant, the Applicant shall not raise the defenses of unlawful delegations of a legislative duty.

12.4 Applicant agrees and understands that the authorization to execute this Agreement does not constitute the approval to proceed with the Event. City and/or City Manager, in its sole discretion, shall grant permission to proceed with the Event prior to the Event date and subject to the laws, recommendations, and restrictions resulting from the COVID-19 pandemic.

#### **13. Compliance with laws.**

13.1 The Applicant shall at all times comply with all federal, state, county and municipal laws, statutes, rules or regulations promulgated thereby and any other governmental agency having jurisdiction over the subject matter hereof, including, but not limited to, those relating to noise, building, zoning, gambling, fire protection, liquor regulations, and hours of operation. The Applicant shall further take all precautions and use extreme care to conduct its operations in a safe and prudent manner with respect to its agents, employees and visitors to its Event.

13.2 The Applicant shall comply with the applicable sections of the ADA. The Applicant understands that it is responsible for compliance with the ADA. The Applicant guarantees that individuals with disabilities under the ADA will be able to attend, enter and use all the facilities at any Event held under this Agreement.

13.3 The Applicant agrees to secure and pay for all licenses and permits required by any governmental agency having jurisdiction over the subject matter hereof. If the Event includes the use of any item that is or that may be protected from infringement, such as, but not limited to, copyrights, patents and trademarks, the Applicant shall, in advance of the Event, provide CITY with documentation that evidences that the Applicant has obtained the applicable license, permit or permission and that all associated fees have been paid in full. The provisions of this Section 13.3 apply specifically, but not exclusively, to ASCAP, BMI, SESAC, and any other similar organization that may require written permission and payment of a fee for use of the protected material.

#### **14. Termination.**

It is expressly understood and agreed that CITY, by and through its City Commission, shall have the right to terminate this Agreement upon the breach by the Applicant of its obligations under this Agreement. CITY shall give Applicant at least thirty (30) days advance written notice of its intent to terminate this Agreement.

#### **15. Requirement for Notice.**

Applicant shall give CITY prompt written notice of any accidents involving injury to persons or damage to property during an Event, including accidents during the physical preparation and dismantling or disassembly of facilities involved in the Event.

#### **16. Notices.**

(a) Whenever it is provided herein that notice, demand, request or other communication shall or may be given to, or served upon, either of the parties by the other, or either of the parties shall desire to give or serve upon the other any notice, demand, request or other communication with respect hereto or with respect to any matter set forth in this Agreement, each such notice, demand, request or other communication shall be in writing and any law or statute to the contrary notwithstanding shall not be effective for any purpose unless the same shall be given by hand delivery, or by a nationally recognized overnight courier, or by mailing the same by registered or certified mail, postage prepaid, return receipt requested, addressed to the party at the address set forth below, or at such other address or addresses and to such other person or firm as Applicant may from time to time designate by notice as herein provided.

(b) All notices, demands, requests or other communications hereunder shall be deemed to have been given or served for all purposes hereunder upon receipt if by hand delivery, upon one (1) business day after deposit with such overnight courier as required above, or upon

two (2) business days after deposit with the United States mail, postage prepaid, in the manner aforesaid, provided, however, that for any distance in excess of five hundred (500) miles, air mail service or Federal Express or similar carrier shall be utilized, if available.

AS TO CITY: Director of Parks and Recreation Department  
City Fort Lauderdale  
701 S. Andrews Avenue  
Fort Lauderdale, FL 33316

With copy to: Rickelle Williams  
City Manager  
City of Fort Lauderdale  
101 NE 3<sup>rd</sup> Avenue, Suite 2100  
Fort Lauderdale, FL 33301-1016

With copy to: D'Wayne M. Spence  
Interim City Attorney  
City of Fort Lauderdale  
1 East Broward Blvd, Suite 1320  
Fort Lauderdale, FL 33301-1016

AS TO APPLICANT: CEO Bonnet House & Museum Gardens  
900 North Birch Road  
Fort Lauderdale, FL 33304

#### **17. Compliance with Laws and Regulations.**

Applicant shall comply with all applicable statutes, laws, ordinances, rules, regulations and lawful orders of the United States of America, State of Florida and regulatory agencies thereof, Broward County and regulatory agencies thereof and City of Fort Lauderdale, and of any other public authority that may be applicable to this Agreement and the possession, use, occupancy and maintenance of the area within which the Event is held and the conduct of the sponsors, Applicant and attendees of the Event.

#### **18. Entire Agreement.**

This Agreement, together with any other agreements entered into contemporaneously herewith, constitutes and represents the entire Agreement and any other agreements between the parties hereto and supersedes any prior understandings or Agreements or agreements, written or verbal, between the parties hereto respecting the subject matter herein. This Agreement may be amended, supplemented, modified or discharged only upon an amendment in writing executed by all of the parties hereto. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

#### **19. Interpretation of Agreement; Severability.**

This Agreement shall be construed in accordance with the laws of the State of Florida. If any provision hereof, or its application to any person or situation, is deemed invalid or unenforceable for any reason and to any extent, the remainder of this Agreement, or the application of the remainder of the provisions, shall not be affected. Rather, this Agreement is to be enforced to the extent permitted by law. The captions, headings and title of this Agreement are solely for

convenience of reference and are not to affect its interpretation. Each covenant, term, condition, obligation or other provision of this 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 Agreement unless otherwise expressly provided. All terms and words used in this 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.

**20. Prohibition Against Assignment.**

This Agreement shall not be assigned, transferred or otherwise encumbered, under any circumstances, by any party hereto.

**21. No Waiver of Sovereign Immunity.**

Nothing contained in this Agreement is intended to serve as a waiver of sovereign immunity by any agency to which sovereign immunity may be applicable.

**22. 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 Agreement, other than the general public to the extent of their collective easement rights as set forth in Paragraph 4 hereof. Other than as set forth herein, none of the parties intend to directly or substantially benefit a third person by this Agreement. Except as set forth herein, the parties agree that there are no third person beneficiaries to this Agreement and that no third person shall be entitled to assert a claim against any of the parties based on this Agreement. Nothing herein shall be construed as consent by any agency or political subdivision of the State of Florida to be sued by third persons in any manner arising out of any contract.

**23. Non-Discrimination.**

Applicant shall not in any of its activities, including in the performance of duties, responsibilities, obligations and participation or involvement in any Outdoor Event authorized under this Agreement, discriminate against any person on the basis of race, color, national origin, religion, creed, sex, disability, sexual orientation, gender, gender identity, gender expression, or marital status.

**24. Preparation of Agreement.**

The parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been their joint effort.

**25. Waiver.**

The parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this Agreement and therefore is a material term hereof. Any party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

**26. Governing Law; Venue; Waiver of Trial by Jury.**

This 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 Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida. To that end, the parties hereto expressly waive whatever other privilege to venue it may otherwise have. Further, the parties hereto expressly waive trial by jury.

**27. Force Majeure.**

Neither party shall be obligated to perform any duty, requirement or obligation under this Agreement if such performance is prevented by fire, hurricane, earthquake, explosion, wars, sabotage, accident, flood, acts of God, strikes, or other labor disputes, riot or civil commotions, or by reason of any other matter or condition beyond the control of either party, and which cannot be overcome by reasonable diligence and without unusual expense ("Force Majeure"). In no event shall a lack of funds alone on the part of Applicant be deemed Force Majeure.

**28. Anti-Human Trafficking.**

As a condition precedent to the effectiveness of this Agreement, the Applicant shall provide the City with an affidavit on a form approved by the City and signed by an officer or a representative of the Applicant under penalty or perjury attesting that the Applicant does not use coercion for labor or services as defined in Section 787.06, Florida Statutes (2025), as may be amended or revised.



IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

**CITY OF FORT LAUDERDALE,**  
a Florida municipal corporation.

\_\_\_\_\_  
DAVID R. SOLOMAN  
City Clerk

\_\_\_\_\_  
RICKELLE WILLIAMS  
City Manager

Approved as to form and correctness:  
D'Wayne M. Spence, Interim City Attorney

\_\_\_\_\_  
PATRICIA SAINTVIL-JOSEPH  
Assistant City Attorney

OWNER/OPERATOR

WITNESSES

[Signature]  
Signature  
Nichole Maudlin  
Print Name

[Signature]  
Signature  
Jeffrey H. Rosansky  
Print Name

**BONNET HOUSE, INC.**, a Florida not for profit Corporation

By: [Signature]  
Patrick Shavloske, CEO



(CORPORATE SEAL)

STATE OF FLORIDA:  
COUNTY OF Broward:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7<sup>th</sup> day of October, 2025, by Patrick Shavloske, as CEO for **BONNET HOUSE, INC.** a Florida not for profit Corporation.

[Signature]  
(Signature of Notary Public- State of Florida)

DIANNE ENNIS  
(Print, Type, or Stamp Commissioned Name of Notary Public)



DIANNE ENNIS  
Commission # HH 481002  
Expires January 31, 2028

Personally known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

## **SCHEDULE ONE**

Holiday Magic

Music Series/Concerts Under the Stars

International Orchid Festival

## EXHIBIT "A-1"





**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301  
PHONE (954) 763-7611 \* FAX (954) 763-7615

**SKETCH AND DESCRIPTION**  
**ALL OF BONNET HOUSE LANDS**  
**LYING WEST OF A-1-A**  
**SHEET 2 OF 2 SHEETS**

**PARCEL "A"**

**LEGAL DESCRIPTION:**

All that part of Government Lot 1, Section 1, Township 50 South, Range 42 East, less Seabridge, according to the plat thereof, recorded in Plat Book 21, Page 46, of the public records of Broward County, Florida, and less Atlantic Beach Development, according to the plat thereof, recorded in Plat Book 27, Page 1, of the public records of Broward County, Florida, and less the North 572.50 feet (as measured at right angles) of said Government Lot 1; together with that portion of Government Lot 1, Section 6, Township 50 South, Range 43 East, lying West of State Road A-1-A, less the North 572.50 feet thereof, (as measured at right angles); together with that part of Government Lot 7, said Section 1, lying North of Birch Ocean Front Subdivision No. 2, according to the plat thereof, recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida; together with that portion of Government Lot 2, said Section 6, lying West of State Road A-1-A, and North of said Birch Ocean Front Subdivision No. 2, all less portions of the above described lands described in Deed Book 716, Page 574, and Deed Book 773, Page 630, in Broward County Records, excluding that part of the aforesaid property which is not within the East 750 feet thereof. Subject to easements described in Deed Book 689, Page 633, and Deed Book 716, Page 574.

**TOGETHER WITH:**

All that part of Government Lot 1, Section 1, Township 50 South, Range 42 East, less Seabridge, according to the plat thereof, recorded in Plat Book 21, Page 46, of the public records of Broward County, Florida, and less Atlantic Beach Development, according to the plat thereof, recorded in Plat Book 27, Page 1, of the public records of Broward County, Florida, and less the North 572.50 feet (as measured at right angles) of said Government Lot 1, together with that portion of Government Lot 1, Section 6, Township 50 South, Range 43 East, lying West of State Road A-1-A, less the North 572.50 feet thereof, (as measured at right angles); together with that part of Government Lot 7, said Section 1, lying North of Birch Ocean Front Subdivision No. 2, according to the plat thereof, recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida; together with that portion of Government Lot 2, said Section 6, lying West of State Road A-1-A, and North of said Birch Ocean Front Subdivision No. 2, all less portions of the above described lands described in Deed Book 716, Page 574, and Deed Book 773, Page 630, in Broward County, Records, excluding that part of the aforesaid property which is within the East 750 feet thereof. Subject to easements described in Deed Book 689, Page 633, and Deed Book 716, Page 574.

Said Land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 32.2978 acres more or less.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this day 13th of April, 2015.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said BIRCH OCEAN FRONT SUB. NO. 2, as South 88°36'04" West.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMM

JOB ORDER NO. V-0210

CHECKED BY: \_\_\_\_\_  
C: \JMM\2015\0210(BONNET HOUSE)

REF. DWG: P-112, RD#4-30

## EXHIBIT “A-2”



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

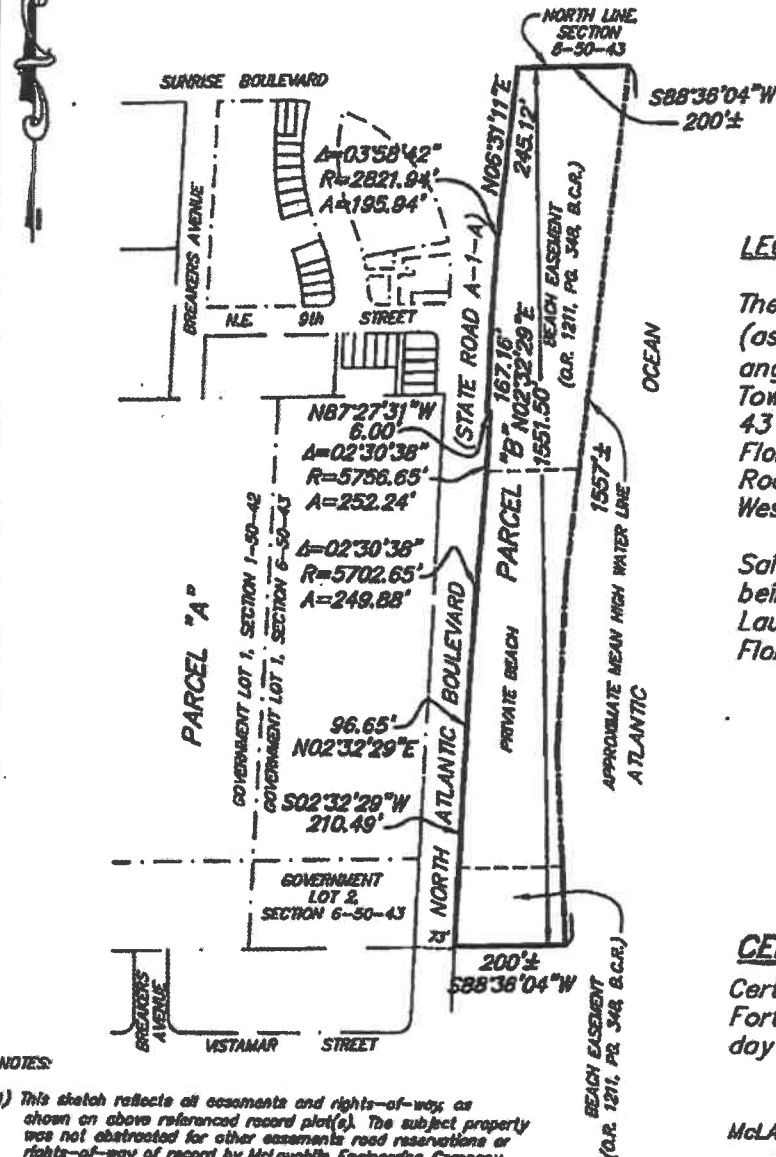
ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301  
PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 300'

**SKETCH AND DESCRIPTION**

**PARCEL "B"**

**BONNET HOUSE  
TOTAL BEACH AREA**



**LEGAL DESCRIPTION:**

The North 11551.50 feet  
(as measured at right  
angles) of Section 6,  
Township 50 South, Range  
43 East, Broward County,  
Florida, lying East of State  
Road A-1-A, and lying  
West of the Atlantic Ocean.

Said Land situate, lying and  
being in the City of Fort  
Lauderdale, Broward County,  
Florida.

**CERTIFICATION**

Certified Correct. Dated at  
Fort Lauderdale, Florida this  
day 13th of April, 2015.

McLAUGHLIN ENGINEERING COMPANY

*Jerald A. McLaughlin*  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Section 6-50-43 as South 88°36'04" East.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

JOB ORDER NO. V-0210

CHECKED BY: C. JMM/2015/V0210(BONNET HOUSE)

REF. DWG.: P-112, RD44-30



## EXHIBIT “A-3”



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

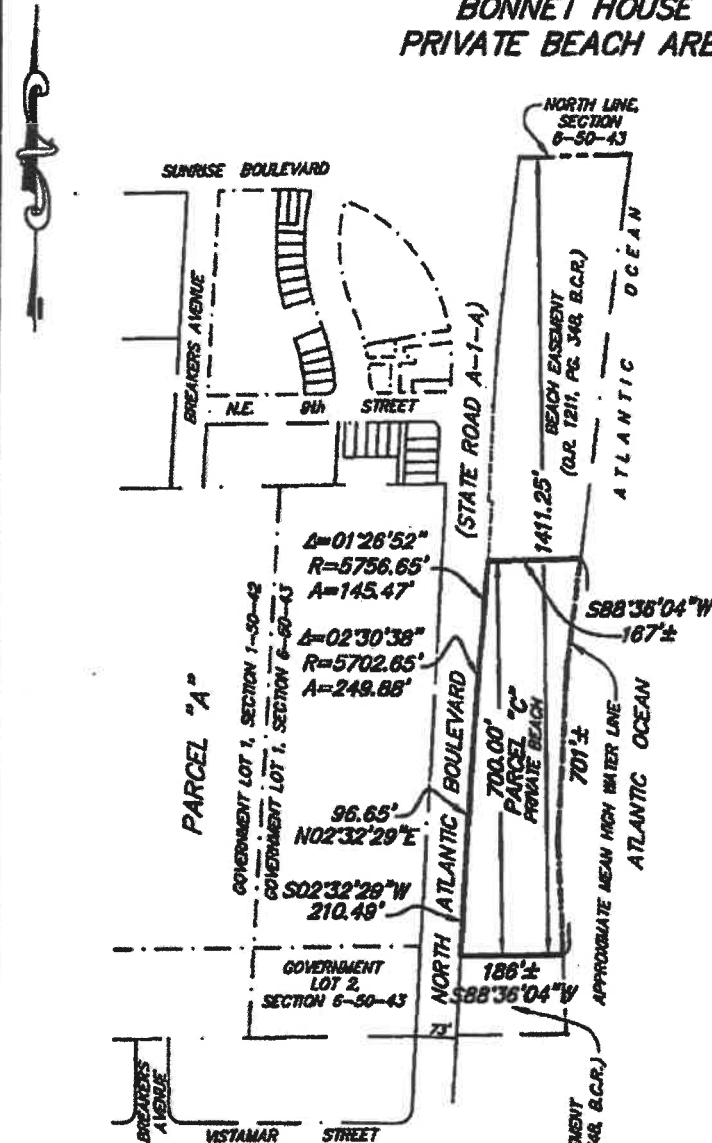
ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301  
PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 300'

**SKETCH AND DESCRIPTION**

**PARCEL "C"**

**BONNET HOUSE  
PRIVATE BEACH AREA**



**LEGAL DESCRIPTION:**

The South 700 feet of the North 1411.25 feet (as measured at right angles) of Section 6, Township 50 South, Range 43 East, Broward County, Florida, lying East of State Road A-1-A, and lying West of the Atlantic Ocean.

Said Land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this day 13th of April, 2015.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plot(s). The subject property was not obstructed for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Section 6-50-43, as South 88°36'04" East.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

JOB ORDER NO. V-0210

CHECKED BY: \_\_\_\_\_  
C: JMM/2015/V0210(BONNET HOUSE)

REF. DWG.: P-112, RD#4-30

## EXHIBIT “A-4”

THIS INSTRUMENT PREPARED BY:

Alfredo L. Gonzalez, Esq.  
Genovese, Joblove & Battista, P.A.  
100 SE 2<sup>nd</sup> Street, 44<sup>th</sup> Floor  
Miami, FL 33131

RECORD AND RETURN TO:

Alfredo L. Gonzalez, Esq.  
Genovese, Joblove & Battista, P.A.  
100 SE 2<sup>nd</sup> Street, 44<sup>th</sup> Floor  
Miami, FL 33131

(Reserved)

Property Appraisers Parcel Identification (Folio) No(s): 504201-00-0052  
Consideration: \$10.00

**WARRANTY DEED**

THIS WARRANTY DEED, is made this 13 day of March, 2020 between The Florida Trust for Historic Preservation, Inc., a Florida not for profit corporation, , whose post office address is 906 E Park Ave, Tallahassee, FL 32301 (the "Grantor"), to Bonnet House Inc., a Florida Not for Profit corporation, whose post office address is 900 North Birch Road, Fort Lauderdale, Florida 33304 (the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, that certain property, situated, lying and being in Broward County, Florida (the "Property"), as more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

This conveyance is subject to the following:

1. Real Estate taxes for the year 2020 and all subsequent years;
2. Conditions, covenants, restrictions, limitations, easements, reservations and all other matters of record, if any; provided, however, this shall not serve to reimpose same;
3. Zoning ordinances and other restrictions imposed by governmental authorities.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR HEREBY WARRANTS that they are lawfully seized of the Property in fee simple, have good right and lawful authority to sell and convey the Property, and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed, the day and year first above written.

*Signed, sealed and delivered  
in the presence of:*

GRANTOR:

The Florida Trust for Historic Preservation, Inc.,  
a Florida not for profit corporation

Susan Scarsell  
Print Name: Susan Scarsell

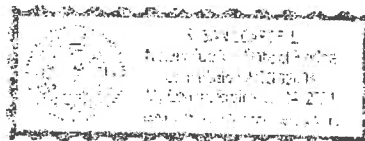
Adriana Adame  
Print Name: Adriana Adame

By: R. A. Dyer  
Printed Name: R. A. Dyer  
Title: PRESIDENT / CHAIR

STATE OF Florida )  
COUNTY OF Broward ) ss.

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of X physical presence or [ ] online notarization, this 13 day of March, 2020, by Ryan Mellon, as \_\_\_\_\_ of The Florida Trust for Historic Preservation, Inc., a Florida not for profit corporation, who is personally known to me or who produced Knowledge me as identification, and who did [did not] take an oath.

Susan Scarsell  
Print Name: Susan Scarsell  
NOTARY PUBLIC, State of Florida  
Serial No: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

**PARCEL 1:**

All that part of Government Lot 1, Section 1, Township 50 South, Range 42 East, less Seabridge, according to the plat thereof recorded in Plat Book 21, page 46, of the Public Records of Broward County, Florida, and less Atlantic Beach Development, according to the plat thereof recorded in Plat Book 27, page 1, of the Public Records of Broward County, Florida, and less the North 572.50 feet (as measured at right angles) of said Government Lot 1; together with that portion of Government Lot 1, Section 6, Township 50 South, Range 43 East, lying West of State Road A-1-A, less the North 572.50 feet thereof, (as measured at right angles); together with that part of Government Lot 7, said Section 1, lying North of Birch Ocean Front Subdivision No. 2, according to the Plat thereof recorded in Plat Book 21, page 22, of the Public Records of Broward County, Florida; together with that portion of Government Lot 2, said Section 6, lying west of State Road A-1-A, and North of said Birch Ocean Front Subdivision No. 2. All less portions of the above described lands described in Deed Book 716 Page 574 and Deed Book 773, Page 630, in Broward county, records, excluding that part of the aforesaid property which is not within the East 750 feet thereof.

**PARCEL 2**

All that part of Government Lot 1, Section 1, Township 50 South, Range 42 East, less Seabridge, according to the Plat thereof recorded in Plat Book 21, page 46, of the Public Records of Broward County, Florida, and less Atlantic Beach Development, according to the Plat thereof recorded in Plat Book 27, page 1, of the Public Records of Broward County, Florida, and less the North 572.50 feet (as measured at right angles) of said Government Lot 1; together with that portion of Government Lot 1, Section 6, Township 50 South, Range 43 East, lying West of State Road A-1-A, less the North 572.50 feet thereof, (as measured at right angles); together with that part of Government Lot 7, said Section 1, lying North of Birch Ocean Front Subdivision No. 2, according to the Plat thereof recorded in Plat Book 21, page 22, of the Public Records of Broward county, Florida; together with that portion of Government Lot 2, said Section 6, lying West of State Road A-1-A, and North of said Birch Ocean Front Subdivision No. 2. All less portions of the above described lands described in Deed Book 716 Page 574 and Deed Book 773, Page 630, in Broward County, records, excluding that part of the aforesaid property which is within the East 750 feet thereof.

**PARCEL 3:**

The North 1551.5 feet (as measured at right angles) of Section 6, Township 50 South, Range 43 East, Broward County, Florida, lying East of State Road A-1-A, and lying West of the Atlantic Ocean, lying and being in Broward County, Florida.

## EXHIBIT “B”

213411

REC 372 84860

BASEMENT

THIS BASEMENT made this 25th day of November, A. D. 1940, by and between FREDERICK CLAY BARTLETT and EVELYN FORTUNE BARTLETT, his wife, FREDERICK CLAY BARTLETT as Trustee for FREDERICK CLAY BARTLETT, JUNIOR, all of White Hall, Beverly, and Elizabeth West Bartlett, his wife, Massachusetts, and FREDERICK CLAY BARTLETT, JUNIOR, of Manchester, Vermont, herein called the parties of the first part, and CITY OF PORT LAUDENDALE, a municipal corporation organized and existing under the laws of the State of Florida, herein called the party of the second part.

WITNESSETH that the parties of the first part, for and in consideration of the sum of One Dollar, to them in hand paid by the party of the second part at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, and for and in consideration of the additional consideration to be paid by the party of the second part to the parties of the first part in compliance with the terms of a certain agreement between the parties hereto, by these presents do give, grant, bargain and sell unto the party of the second part the right to use the following described lands, to-wit:

The North 901.85 feet of Section 8, Township 80 South, Range 48 East lying East of the East Right of Way line of "Atlantic Boulevard" as now dedicated according to Deed Book 24, at page 471, of the Public Records of Broward County, Florida.

The South 880.85 feet of the North 1551.8 feet of Section 8, Township 80 South, Range 48 East, lying East of the East Right of Way line of "Atlantic Boulevard" as now dedicated according to Deed Book 24, at page 471, of the Public Records of Broward County, Florida.

All of said lands situate, lying and being in the County of Broward, State of Florida.

for public beach purposes and uses necessarily incident thereto, which uses shall include automobile parking privileges incident to the use of the said beach.

TO HAVE AND TO USE said rights and privileges upon the

Q38



DEED 872 NAL 362

5. The party of the second part shall not directly or indirectly make any effort to bring, or bring, condemnation proceedings against the 300-feet of beach lands of the parties of the first part lying adjacent to and between the two parcels of land first above described.

The use of the lands first above described for other purposes than hereinbefore mentioned; or the violation of any of the foregoing conditions and covenants, except the failure of the party of the second part to pay the additional consideration hereinbefore mentioned, shall terminate the rights and privileges herein granted and the parties of the first part, their heirs, devisees, executors and administrators shall re-enter upon said lands and premises first above described, freed and discharged from said rights and privileges of the party of the second part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Edward S. Walker

Frank W. Fortin  
As to Frederic Olay Bartlett

Frederic Olay Bartlett (SEAL)

Frank W. Fortin

Edward S. Walker  
As to Evelyn Fortune Bartlett

Evelyn Fortune Bartlett (SEAL)

2 witnesses  
here

Harold M. Larkin  
As to Frederic Olay Bartlett, Jr.,  
and Elisabeth West Bartlett, his wife

Frederic Olay Bartlett, Jr.  
and Elisabeth West Bartlett (SEAL)

Edward S. Walker

Frank W. Fortin  
As to Frederic Olay Bartlett,  
Trustee for Frederic Olay Bartlett,  
Junior.

Frederic Olay Bartlett (SEAL)  
As Trustee for Frederic  
Olay Bartlett, Junior.

Note → Have Notary sign on last page  
QED

372 368

STATE OF Massachusetts  
COUNTY OF Essex

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FREDERIO OLAY BARTLETT and EVELYN FORTUNE BARTLETT, his wife, and FREDERIO OLAY BARTLETT as <sup>marriage</sup> Trustee for FREDERIO OLAY BARTLETT, JR, a single man, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and themselves acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said EVELYN FORTUNE BARTLETT, known to me to be the wife of the said FREDERIO OLAY BARTLETT, on a separate and private examination taken and made by me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable in and to the lands described therein and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS MY hand and official seal at Beverly County  
of Essex, and State of Massachusetts  
this 20th day of November, A. D. 1940.

Edmund S. Kibler  
Notary Public,  
My Commission Expires Sept. 15, 1942  
My Commission expires

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DEED 372 REG 864

STATE OF Vermont

COUNTY OF Wilmington

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FREDERIC OLAY BARTLETT, JR., AND ELIZABETH WEST BARTLETT, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and themselves acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said ELIZABETH WEST BARTLETT, known to me to be the wife of the said FREDERIC OLAY BARTLETT, JR., on a separate and private examination taken and made by me, separately and apart from her said husband, did acknowledge that she made herself a party to said instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable in and to the lands described therein and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Manchester  
County of Wilmington, and State of Vermont  
this 27<sup>th</sup> day of November, A. D. 1940.

Notary Public,

My commission expires Oct 10 1941

STATE OF FLORIDA  
COUNTY OF BROWARD

This instrument filed for record 18 day  
of Dec 19 40 and recorded in Book 372  
at 100 on page 26 RECORD VERIFIED.  
E. R. BOWELL, Clerk of the Circuit Court  
by De May Grant D.C.

## EXHIBIT “C”

58- 39088

RE 1213-043

RELEASE OF EASEMENT

THIS INSTRUMENT, made this the 21 day of April,  
A.D. 1958, between:

CITY OF FORT LAUDERDALE, a municipal  
corporation of Florida, City Hall, Fort  
Lauderdale, Broward County, Florida, as  
Party of the First Part,

AND

EVELYN F. HUGER, of the County of Essex,  
State of Massachusetts, Party of the  
Second Part,

WITNESSETH: That whereas, Frederic Clay Bartlett,

et al., did give and grant to City of Fort Lauderdale, a  
municipal corporation of Florida, by instrument dated November  
25, 1940 and recorded in Deed Book 372, page 360 of the public  
records of Broward County, Florida, an easement for beach  
purposes in and to certain lands therein described; and

WHEREAS, the parties have mutually agreed that City  
of Fort Lauderdale release certain of its easement rights in  
exchange for a Right-of-Way Deed from the Party of the Second  
Part herein to City of Fort Lauderdale, together with other  
considerations.

NOW, THEREFORE, for and in consideration of the sum  
of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS to it in hand  
paid by the said Party of the Second Part, the receipt whereof  
is hereby acknowledged, the said Party of the First Part does  
hereby release and disclaim any rights it may have under the  
aforementioned easement agreement in and to the following  
parcels of land, situate, lying and being in Broward County,  
State of Florida, more particularly described as follows, to-wit:

The South 180 feet of the North 801.25 feet of  
the North 1551.5 feet, and also the North 210 feet of  
the South 350.25 feet of the North 1551.5 feet of  
Government Lot 1 in Section 8, Township 50 South, Range  
43 East, lying East of Right-of-Way Parcel A for widen-  
ing State Road A-1-A, as shown on sketch of survey  
prepared by Walter A. McClure, Engineer, dated  
January 27, 1958 and attached to Right-of-Way Deed  
from Evelyn F. Huger, joined by her husband, Daniel  
L. Huger, to City of Fort Lauderdale, dated April 22,  
1958, and recorded in the public records of Broward  
County, Florida, in Deed Book 372, page 360.

1213 4444

TO HAVE AND TO HOLD the same unto the Party of the Second Part, her heirs and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has caused these presents to be executed by its proper officers on its behalf this the 29<sup>th</sup> day of April, A.D. 1958.

Signed, sealed and delivered in the presence of:

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

By Robert A. Childers  
City Mayor-Commissioner

By W. J. Vetter  
City Manager

ATTEST:

City Clerk

Approved as to form:

City Attorney

STATE OF FLORIDA:  
COUNTY OF BROWARD,

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared JOSEPH A. CHILDERS, W. J. VETTER and FLORENCE C. HARDY, respectively Mayor-Commissioner, City Manager and City Clerk of City of Fort Lauderdale, a municipal corporation of Florida, and they each acknowledged before me that they executed the foregoing Release of Easement as the proper officials of the City of Fort Lauderdale, and the same is the act and deed of the said City of Fort Lauderdale.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Fort Lauderdale, Broward County, Florida, this 29<sup>th</sup> day of April, A.D. 1958.

Notary Public, State of Florida at Large

My Commission Expires:

My Commission Expires: May 15, 1960

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
FRANK H. MARKS  
CLERK OF BROWARD COUNTY