



# DOCUMENT ROUTING FORM

Rev: 7 | Revision Date: 04/02/2025

1) ORIGINATATING O	FFICES (Charter	·/Department):	
Routing Start Date: 5/7/2	025		🔀 Agenda Item 🗆 Non-Agenda
Charter Ofc: CMO		nme: Angela Salmon	Ext: 3442
Department: CAO			Ext: 5598
Commission Mtg. Date:	1/1/2025	CAM #: 25-0289	Item #: PH-1
Document Title:			
Quit Claim Deed for the Trar 15 SW 6th Avenue (Folio ID Charter of the City of Fort La	504210210560) to the	rned Properties Located at 9 he Performing Arts Center A	SW 6th Avenue (Folio ID 504210210550) and uthority, Pursuant to Section 8.02 of the
Capital Investment / Community In	nprovement Project def buildings, or fixtures) tha	fined as having a life of at least 10	o CIP FUNDED: YES NO years and a cost of at least \$50,000 and shall mean ife, including major repairs such as roof replacement, et
2) CITY ATTORNEY O	FFICE (CAO): D	ocuments to be signed/r	outed? Yes □ No
Is the attached Granicus	document Final?	Yes □No Number o	of originals attached: 1
Attorney's Name: Shaun	Amarnani	Approved as to F	Form: Thes DNo Initials; 54
			and then to CCO Date: 5 1 2015
3) CITY CLERK OFFIC		/	# of originals:/ Date:05/04/25
4) CITY MANAGER OF	FICE (CMO): Re	eceived From: CMD D	Date: 5 8 25 CMO LOG #: MAY
			Cooper □ L. Reece Date:
Comments/Questions			•
	1	_	
ACM/AcACM Initials	for contin	uous routing to Manager	/Executive Director Rickelle Williams.
CMO Log Out & Forwar	d to CCO, Date:		for continuous routing to the Mayor.
5) MAYOR/CRA CHAII	RMAN: D	ate Received:	Date to CCO:
Please sign as indicated an attestation and/or seal, if a		inals to the City Clerk's (	Office for a final processing and review of
	CITY CLERK'S Name: Sonia Sier		a scan record copy and forward originals Contact # 828- 5598
	he City Clerk once rev	iew and sign at the last level of	government (Federal, State, County) is complete.  Wes  No Original form route to CAO



CHO = 5/8/25 - 15 - 16A/CB

#### **RESOLUTION NO. 25-65**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AUTHORIZING THE CONVEYANCE OF TWO CITY-OWNED PROPERTIES LOCATED AT 9 SW 6TH AVENUE AND 15 SW 6TH AVENUE, ALONG WITH THE CITY'S INTERESTS IN A VACATED ALLEY, TO THE PERFORMING ARTS CENTER AUTHORITY PURSUANT, TO SECTION 8.02 OF THE CITY CHARTER SUBJECT TO TERMS AND CONDITIONS; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE CONVEYANCE INSTRUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 18, 2025, pursuant to Resolution No. 25-21, the City Commission of the City of Fort Lauderdale declared its intent to convey City-owned parcels located at 9 SW 6th Avenue (Folio ID 504210210550) and 15 SW 6th Avenue (Folio ID 504210210560), along with the City's interests in a vacated alley, collectively "the Properties", as legally described in Exhibit A, to the Performing Arts Center Authority ("PACA"); and

WHEREAS, conveyance of the Properties is in support of the public purpose of capital improvements for the Broward Center for the Performing Arts; and

WHEREAS, as stipulated in Section 8.02 of the City Charter, the City is authorized to convey real property it owns to another public entity for a public purpose that serves the public interest; and

WHEREAS, the public hearing to receive comments from the public was properly set and noticed for April 1, 2025, at 6:00 pm, or as soon thereafter as can be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

<u>SECTION 1</u>. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale hereby ratifies and confirms Resolution No. 25-21 and authorizes the City Manager to execute and convey the Properties by Quit Claim Deed(s) in favor of the Performing Arts Center Authority, and any ancillary documents and agreements in facilitation of the transfer, subject to the terms and conditions set forth in Resolution No. 25-21.

## **RESOLUTION NO. 25-65**

SECTION 3. That the effective date of this Resolution is the date of adoption.

ADOPTED this 1st day of April, 2025.

Mayor

DEAN J. TRANTALIS

ATTEST:

City Clerk

DAVID R. SOLOMAN

APPROVED AS TO FORM AND CORRECTNESS:

Interim/City Attorney

D'WAYNE M. SPENCE

Dean J. Trantalis

John C. Herbst

<u>Yea</u>

Yea

Steven Glassman

<u>Yea</u>

Pamela Beasley-Pittman

<u>Yea</u>

Ben Sorensen

Yea

## Exhibit A Legal Description

LOT 15 IN BLOCK 19 OF BRYAN SUBDIVISION OF BLOCKS 5, 8 & 19, OF TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND LOT 16 AND THE NORTH ONE-HALF OF LOT 17 IN BLOCK 19 OF BRYAN SUBDIVISION OF BLOCKS 5, 8 & 19, OF TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA: SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA TOGETHER WITH THE EAST ONE-HALF OF THE VACATED ALLEY (VACATED PER OFFICIAL RECORD BOOK 17657, PAGE 545, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA) LYING WEST OF AND ADJACENT TO SAID LOTS.

#25-0289

TO: Honorable Mayor & Members of the

Fort Lauderdale City Commission

FROM: Susan Grant, Acting City Manager

**DATE**: April 1, 2025

TITLE: Public Hearing- Resolution Authorizing the Transfer of Two City-Owned

Properties Located at 9 SW 6th Avenue (Folio ID 504210210550) and 15 SW 6th Avenue (Folio ID 504210210560), Along with the City's Interests in a Vacated Alley, to the Performing Arts Center Authority, Pursuant to Section 8.02 of the City Charter; Authorizing the City Manager to Execute

the Conveyance Instruments - (Commission District 2)

Recommendation

Staff recommends the City Commission adopt a resolution approving the transfer of 9 SW 6th Avenue and 15 SW 6th Avenue (the "Properties") to the Performing Arts Center Authority ("PACA") in support of capital improvements at the Broward Center for the Performing Arts, pursuant to Section 8.02 of the City Charter and authorizing the City Manager to execute the conveyance instruments.

#### Background

As outlined in Section 8.02 of the City Charter, the City is authorized to convey real property it owns to another public entity if it serves a public purpose and benefits the public interest. In line with this authority, the City and Broward County are contributing financial and land resources through a Tri-Party Grant Agreement to support capital improvements at the Broward Center for the Performing Arts (the "Center"). These contributions enhance a major cultural institution, benefiting both residents and visitors.

CAM 25-0289 and CAM 25-0042 together reflect a coordinated effort in which the property conveyance and grant agreements are interdependent components advancing capital improvements at the Center.

## **Broward Center and PACA's Request**

PACA operates the Center, a significant cultural venue in Fort Lauderdale that hosts performances serving the community. To support its capital improvement efforts, PACA has requested a land contribution from the City.

The requested 17,500-square-foot parcel, previously leased by PACA for staff parking, is located west of SW 6th Avenue and south of Broward Boulevard. The land, zoned

Regional Activity Center – West Mixed-Use District, was appraised by the City at \$2,275,000. In October 2023, PACA formally sought the City's support in securing this land for its improvement projects.

## **City Commission Approval**

On February 18, 2025, the City Commission adopted Resolution 25-21, declaring its intent to convey the property to PACA. To finalize the transfer, the Commission must adopt a subsequent resolution formally approving the conveyance.

## City Contribution and PACA's Use of the Land

Under the proposed Tri-Party Grant Agreement between Broward County, the City, and PACA:

- Broward County will contribute up to \$5 million in matching funds.
- The City will contribute the land, valued at \$2.1 million, as an in-kind match. Over five years, \$1.25 million (\$250,000 per year) will be applied toward the City's annual matching requirement, leaving a remaining balance of \$850,000. The City has historically provided a 25% match to the County.
- The final agreed-upon land valuation of \$2.1 million reflects a compromise between the City's appraisal (\$2.275 million) and PACA's appraisal (\$2.065 million).

Through the City Supplemental Grant Agreement, PACA will incorporate the property into its operations to support facility improvements at the Center.

## **Escrow Agreement and Land Transfer Terms**

To ensure the fulfillment of funding and project commitments:

- The quitclaim deed will be placed in escrow within 60 days of executing the Tri-Party Agreement.
- The deed will be released to PACA once PACA demonstrates \$2.5 million in reimbursed capital expenditures from the County, either by October 1, 2028, or upon termination of the agreement.
- The City will retain a \$850,000 balance for rent credits or future capital contributions.

This agreement ensures continued investment in the Broward Center while maintaining transparency and accountability for funding commitments.

## **Resource Impact**

This action results in the donation of two real properties owned by the City in the amount of \$2,100,000.

**Strategic Connections** 

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Business Development Focus Area
- The Economic Development Element
- Goal 1: Enhance Fort Lauderdale's stature as a global, business friendly destination through the development of a business identity, enhanced marketing, branding, and support for enhanced local activities and tourism development.

## **Related CAM**

CAM 25-0042

#### **Attachments**

Exhibit 1 – City Appraisal

Exhibit 2 – Tri-Party Agreement

Exhibit 3 - City Supplemental Grant Agreement

Exhibit 4 – Escrow Agreement

Exhibit 5 – Property Map

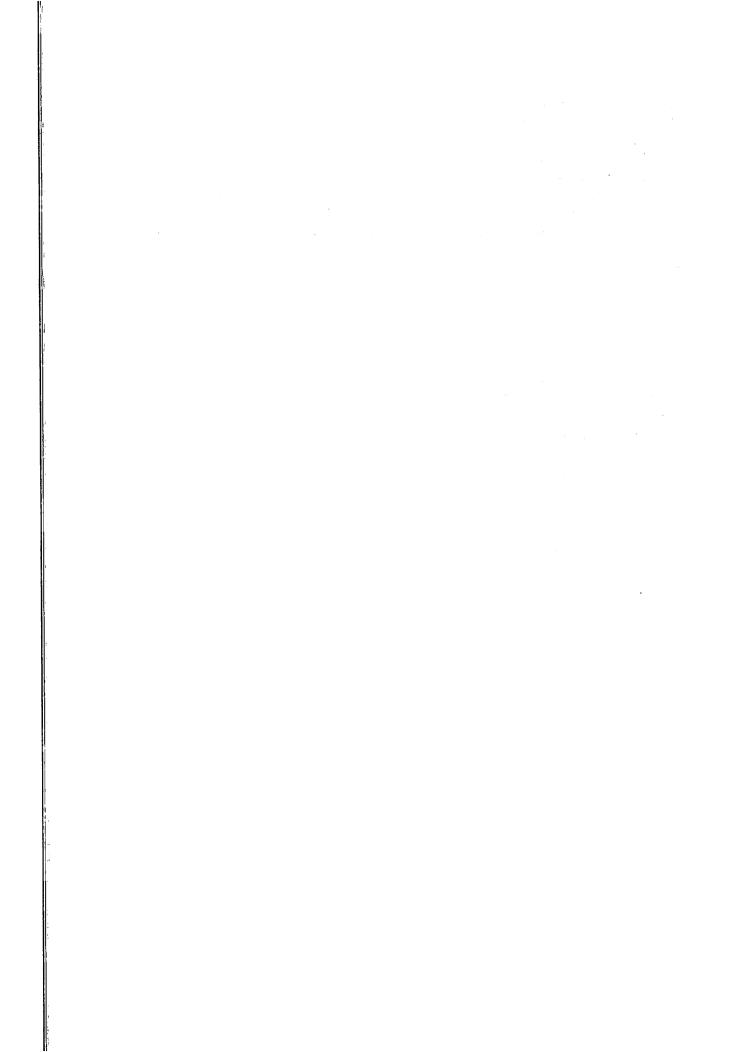
Exhibit 6 - Resolution No. 25-21

Exhibit 7 – PACA Appraisal

Exhibit 8 - Resolution

Prepared by: Angela Salmon, Program Manager I, City Manager's Office

Charter Officer: Susan Grant, Acting City Manager

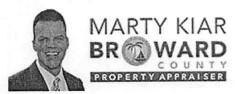




Site Address	SW 6 AVENUE, FORT LAUDERDALE FL 33312	ID#	5042 10 21 0550
Property Owner	CITY OF FORT LAUDERDALE	Millage	9312
Mailing Address	528 NW 2 ST FORT LAUDERDALE FL 33311-9108	Use	80-01
Abbr Legal Description	BRYAN SUB BLK 19 FT LAUD 1-18 D LOT 15 & E1/2 OF F & ADJ TO LOT 15	PT OF VAC'D AI	LEY LYING W OF

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

Year		Lanc		lı	Building mprovem		Just / Market Value		Assessed / SOH Value		Tax	
2024*	\$	665,00	00					\$665,00	00	\$136,380		
2023	\$	455,00	00					\$455,00	00	\$123,990		
2022	\$	245,00	00					\$245,00	45,000 \$		\$112,720	
	Administration.	illo e la fish	2024*	Exem	otions an	d Taxable	Value	s by Tax	king Autho	rity		
				C	County	Sc	hool E	Board	Municipal		Independe	
Just Value				\$6	65,000		\$665,000 \$6		\$66	5,000		\$665,000
Portability					0			0		0		C
Assessed	SOH			\$1	36,380		\$66	5,000	\$13	6,380		\$136,380
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Add. Home	Add. Homestead				0	0			0			
Wid/Vet/Di	s			0			0			0		C
Senior				0				0		0		C
Exempt Type 14				\$136,380			\$665,000 \$1		\$13	36,380 \$		\$136,380
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			Sales	Histor	у				Lar	nd Calcu	ılations	
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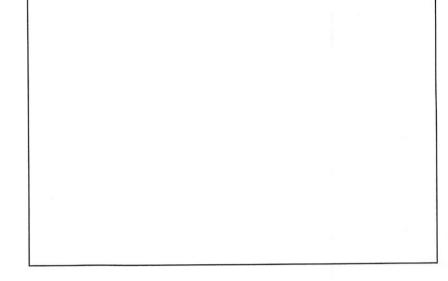


Site Address	SW 6 AVENUE, FORT LAUDERDALE FL 33312	ID#	5042 10 21 0560
Property Owner	CITY OF FORT LAUDERDALE	Millage	9312
Mailing Address	528 NW 2 ST FORT LAUDERDALE FL 33311-9108	Use	80-01
	BRYAN SUB BLK 19 FT LAUD 1-18 D LOT 16,N1/2 OF LOT 1 PT OF VAC'D ALLEY LYING W OF & ADJ TO SAID LOTS	7 TOGETHE	R WITH E1/2 OF

The ju	ıst values di reducti	isplaye on for c	d belov	w were set f sale and	in compliar other adjus	nce w tmen	ith Sec ts requ	c. 193.011, uired by Se	Fla. Sta ec. 193.0	t., and in 11(8).	clude a
* 2024 valu	ues are cons	idered "	working	g valuespa	nd aresemble	pt nte	bange				
Year	Lan	d	Building / Improvement			Just / Market Value			Assessed / SOH Value		Tax
2024*	\$997,5	500						00	\$204,580		
2023	\$682,5	500					\$682,500		\$185,990		
2022	\$367,5	500				\$367,500			\$169,090		
		2024	* Exen	nptions an	d Taxable V	alues	by Ta	xing Autho	rity		
				County	Sch	ool B	oard	Mun	icipal	In	dependent
Just Valu	е		\$	997,500		\$997	7,500	\$99	7,500		\$997,500
Portability	/			0			0		0		0
Assessed	I/SOH		\$204,580			\$997,500 \$20		\$20	04,580		\$204,580
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Fire	Garb	Ligh	ht	Drain	Impr	Safe		Storm		Clean	Misc
03								F3			
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1											

PREPARED BY AND RETURN TO: Shaun Amarnani, Esq. City Attorney's Office City of Fort Lauderdale 1 E. Broward Blvd., Ste 1320 Fort Lauderdale, Florida 33301

Folio Nos.: 5042 10 21 0550 5042 10 21 0560



Space Reserved for Recording Information

## **QUIT CLAIM DEED**

THIS INDENTURE, made this <u>l</u> aday of <u>l</u> and the tween:

CITY OF FORT LAUDERDALE, a municipal corporation existing under the laws of the State of Florida, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301; hereinafter referred to as "GRANTOR" or "CITY",

and

PERFORMING ARTS CENTER AUTHORITY ("PACA"), an Independent Special District, created by the Florida legislature, whose address is 201 Southwest Fifth Avenue, Fort Lauderdale, Florida 33312 hereinafter "GRANTEE"

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all of the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

LOT 15 IN BLOCK 19 OF BRYAN SUBDIVISION OF BLOCKS 5, 8 & 19, OF TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND LOT 16 AND THE NORTH ONE-HALF OF LOT 17 IN BLOCK 19 OF BRYAN SUBDIVISION OF BLOCKS 5, 8 & 19, OF TOWN OF FORT

LAUDERDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA: SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA TOGETHER WITH THE EAST ONE-HALF OF THE VACATED ALLEY (VACATED PER OFFICIAL RECORD BOOK 17657, PAGE 545, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA) LYING WEST OF AND ADJACENT TO SAID LOTS.

#### (hereinafter, the "Property")

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

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:

CITY OF FORT LAUDERDALE, a Florida municipal corporation

By Dean J. Trantals, Mayor

By:

By:

Dean J. Trantals, Mayor

By:

Rickelle Williams, City Manager

ATTEST:

David R. Soloman, City Clerk

Approved as to form and correctness:

D'Wayne M. Spence, Interim City Attorney

By:

Shaun Amarnani, Assistant City Attorney

Per Lander Luce of a Febru

## STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of 2025, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale. He is personally known to me or has produced as identification.
Notary Public, State of Florida  Wystal Laz (and)  Name of Notary Typed, Printed or Stamped  KRYSTAL LAZCANO  Notary Public - State of Florida Commission # HH 520297  My Comm. Expires Apr 24, 2028 Bonded through National Notary Assn.
STATE OF FLORIDA COUNTY OF BROWARD
The foregoing instrument was acknowledged before me this by means of physical presence or online notarization, this day of

Name of Notary Typed, Printed or Stamped

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A CONTRACT OF THE PROPERTY OF

 $\mathcal{A}_{i}(\mathbf{x}, \mathbf{y}) = \mathbf{y}_{i}(\mathbf{y}, \mathbf{y}) + \mathbf{y}_{i}(\mathbf{y}, \mathbf{y})$