

RESOLUTION NO. 22-159

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AUTHORIZING EXECUTION OF A LEASE PURSUANT TO SECTION 8.13 OF THE CITY CHARTER OF CITY-OWNED PROPERTY LOCATED AT SW 42 TERRACE, BROWARD COUNTY, FLORIDA, 33317, AS MORE PARTICULARLY DESCRIBED BELOW, TO COVENANT HOUSE FLORIDA, INC., TO BE USED FOR PURPOSES CONSISTENT WITH THE PUBLIC GOOD FOR A TERM OF FIFTY (50) YEARS AT AN ANNUAL RENT OF ONE DOLLAR (\$1.00) SUBJECT TO FURTHER TERMS AND CONDITIONS; REPEALING ANY AND ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AUTHORIZING EXECUTION OF SAME BY THE PROPER CITY OFFICIALS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 22-114, the City Commission of the City of Fort Lauderdale, Florida, declared its intent to lease City-owned property located at SW 42 Terrace, Broward County, Florida 33317 ("Leased Premises"), to Covenant House Florida Inc., a Florida not-for-profit corporation (hereinafter, "LESSEE"), for a term of fifty (50) years for an annual rent of One and 00/100 (\$1.00) Dollar; and

WHEREAS, Covenant House Florida, Inc. will provide a public benefit by aiding youth experiencing homeless with continuum care and housing; and

WHEREAS, pursuant to Resolution No. 22-114, the Notice of Public Hearing to consider the Lease was published in the official newspaper of the City of Fort Lauderdale; and

WHEREAS, a copy of the proposed Lease has been posted on the City's public bulletin board and distributed to the City Commissioners at least three (3) days prior to the July 5, 2022, public hearing; and

WHEREAS, the City Commission finds that Lessee's construction of a new facility and planned use of the Leased Premises is consistent with the public good and the City wishes to encourage and assist same; and

WHEREAS, the citizens and taxpayers have been given the opportunity to object to the execution, form or conditions of the proposed Lease; and

WHEREAS, the City Commission finds acceptable the terms and conditions of the proposed Lease.

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

SECTION 1. That the Recitals set forth are true and correct and incorporated in this Resolution.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, pursuant to City Charter Section 8.13, hereby approves the Lease of the Leased Premises to Covenant House Florida, Inc. and declares that leasing the below-described property to Lessee for a term of fifty (50) years with for an annual rent of One Dollar (\$1.00) is consistent with the public good. The real property located at SW 42 Terrace, Broward County, Florida 33317, is more particularly described as follows:

DESCRIPTION: PORTION OF TRACT 3 TIER 10  
A PORTION OF TRACT 3, TIER 10, "NEWMAN'S SUBDIVISIONS ONE AND TWO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED BELOW:  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 20, "FLORAL HEIGHTS 1ST ADDITION" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 75°10'26" EAST ALONG THE SOUTHERLY LINE OF SAID "FLORAL HEIGHTS 1ST ADDITION" AND THE NORTHERLY LINE OF TIERS 12 AND 10, A DISTANCE OF 381.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 75°10'26" EAST ALONG THE NORTH LINE OF SAID TRACT 3, TIER 10, A DISTANCE OF 496.17 FEET; THENCE SOUTH 14°49'34 WEST ALONG THE EASTERLY LINE OF SAID TRACT 3, TIER 10, A DISTANCE OF 151.21 FEET; THENCE SOUTH 89°26'17 WEST ALONG THE NORTH LINE OF BLOCK 13, "BROADVIEW PARK SECTION 4", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 514.61 FEET; THENCE NORTH 14°49'34 EAST ALONG A LINE 88.83 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID

TRACT 3, TIER 10, A DISTANCE OF 287.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, BEING AND SITUATED IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, UNINCORPORATED BROWARD COUNTY, FLORIDA. CONTAINING 108,900 SQUARE FEET OR 2.5000 ACRES, MORE OR LESS.

(Hereinafter, "Leased Premises")


ALSO KNOWN AS: SW 42 Terrace, Broward County, Florida 33317

SECTION 3. That the City Commission hereby authorizes execution of the Lease Agreement by the proper City Officials, in substantially the form attached to CAM No. 22-0639, subject to final review and approval by the City Attorney's office, with acceptable terms and conditions of the proposed Lease being (i) Lease Term for fifty (50) years at \$1.00 per year, (ii) Lessee agrees to make improvements, renovations, and/or additions at Lessee's own cost and expense, and (iii) Lessee agrees to provide a public benefit by aiding youth experiencing homeless with continuum care and housing.


SECTION 4. That any and all Resolutions in conflict herewith are hereby repealed.

SECTION 5. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this 5<sup>th</sup> day of July, 2022.

  
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Mayor  
DEAN J. TRANTALIS

ATTEST:

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

Dean J. Trantalis	<u>Yea</u>
Heather Moraitis	<u>Yea</u>
Steven Glassman	<u>Yea</u>

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney  
ALAIN E. BOILEAU

Robert L. McKinzie     Yea

Ben Sorensen            Yea