

RESOLUTION NO. 15-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO CITY CHARTER SECTION 8.13, AUTHORIZING THE LEASE OF REAL PROPERTY ("LEASED PREMISES") LOCATED WITHIN THE CITY'S HISTORIC PRESERVATION DISTRICT, GENERALLY LOCATED AT 220 S.W. 3<sup>RD</sup> STREET, FORT LAUDERDALE WHICH SUCH LEASED PREMISES IS MORE PARTICULARLY DESCRIBED BELOW, AND UPON WHICH IS SITUATED PERSONAL PROPERTY KNOWN AS THE SHIPPEY HOUSE AND AUTHORIZING EXECUTION OF A LEASE FOR THE LEASED PREMISES WITH RIVERWALK OF FORT LAUDERDALE, A FLORIDA NOT FOR PROFIT CORPORATION WHICH IS A QUALIFIED INTERNAL REVENUE CODE SECTION 501 (C) (3) TAX EXEMPT CORPORATION, THE LEASED PREMISES AND SHIPPEY HOUSE TO BE USED AS A FACILITY TO OPERATE SERVICES THAT WILL ACTIVATE THE RIVERWALK LINEAR PARK AND RIVERWALK DISTRICT, SAID LEASE BEING FOR A TERM OF THIRTY (30) YEARS, WITH TWO (2) TEN (10) YEAR RENEWAL TERMS AT AN ANNUAL RENT OF ONE (\$1.00) AND NO/100 DOLLAR; SUBJECT TO FURTHER TERMS AND CONDITIONS; AUTHORIZING EXECUTION AND RECORDING OF A MEMORANDUM OF LEASE IN THE PUBLIC RECORDS IN CONJUNCTION WITH THE LEASE; REPEALING ANY AND ALL RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 15-101, the City Commission of the City of Fort Lauderdale declared its intent to lease the below described Leased Premises to Riverwalk of Fort Lauderdale, a Florida not for profit corporation which is a qualified Internal Revenue Code Section 501 (c) (3) tax exempt corporation (hereinafter, "Lessee"), said Leased Premises, and upon which Lease Premises is situated certain personal property owned by Friends of

Shippey, Inc., a Florida not for profit corporation, which such personal property shall be conveyed to Lessee, it being the intent of the City Commission that such Leased Premises be leased to Lessee for a term of thirty (30) years together with two (2) ten (10) year renewal terms for an annual rent of One (\$1.00) and no/100 Dollar; and

WHEREAS, Lessee's mission is to enhance and improve activities and capital improvements to Riverwalk Linear Park and Riverwalk District; and

WHEREAS, pursuant to the Lease, the Leased Premises and the personal property of Shippey House will be used as a facility to operate services that will activate the Riverwalk Linear Park and Riverwalk District (hereinafter, "Riverwalk") on a daily basis and raise funds for capital improvements to Riverwalk as well as the preservation and maintenance of and making capital improvements to Shippey House by virtue of rent revenues to be generated from the subleasing of the Leased Premises and Shippey House; and

WHEREAS, pursuant to City Charter Section 8.13, Resolution No. 15-101 was published in the official newspaper of the City of Fort Lauderdale for two (2) issues prior to the date set for considering the proposed lease of the Leased Premises, with the first publication being not less than ten (10) days before the date of the public hearing; 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 June 16, 2015 public hearing; and

WHEREAS, the citizens and taxpayers have been given the opportunity to object to the execution, form or conditions of the proposed Lease and the City Commission being satisfied with 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 City Commission of the City of Fort Lauderdale, Florida, pursuant to City Charter Section 8.13 declares that leasing the below-described Leased Premises to Lessee for a term of thirty (30) years with two (2) renewal terms of ten (10) years each for an annual rent of One and no/100 (\$1.00) Dollar to be used as a facility to operate services that will activate

Riverwalk on a daily basis and raise funds for capital improvements to Riverwalk as well as the preservation and maintenance of and making capital improvements to Shippey House by virtue of rent revenues to be generated from the subleasing of the Leased Premises and Shippey House, the Leased Premises being more particularly described as follows:

Lot 7 and the South one-half (S ½) of Lot 6, Block "C", TOWN OF FORT LAUDERDALE, according to the Plat thereof, as recorded in Plat Book "B", Page 40 of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida, LESS the West five (5.00) feet thereof, and containing 6,750 square feet, more or less, a Sketch and Description of which is attached hereto as **Exhibit "A"**.

(Hereinafter, "Leased Premises")

SECTION 2. That the City Commission hereby authorizes execution of the Lease with Lessee, subject to certain terms and conditions contained in that Lease.

SECTION 3. That the City Commission hereby authorizes execution and recorded of a Memorandum of Lease relative to the Lease of the Leased Premises to Lessee.

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 the 16th of June, 2015.

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Mayor  
JOHN P. "JACK" SEILER

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ATTEST:

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City Clerk  
JONDA K. JOSEPH

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15-

CAM 15-0805  
Exhibit 4

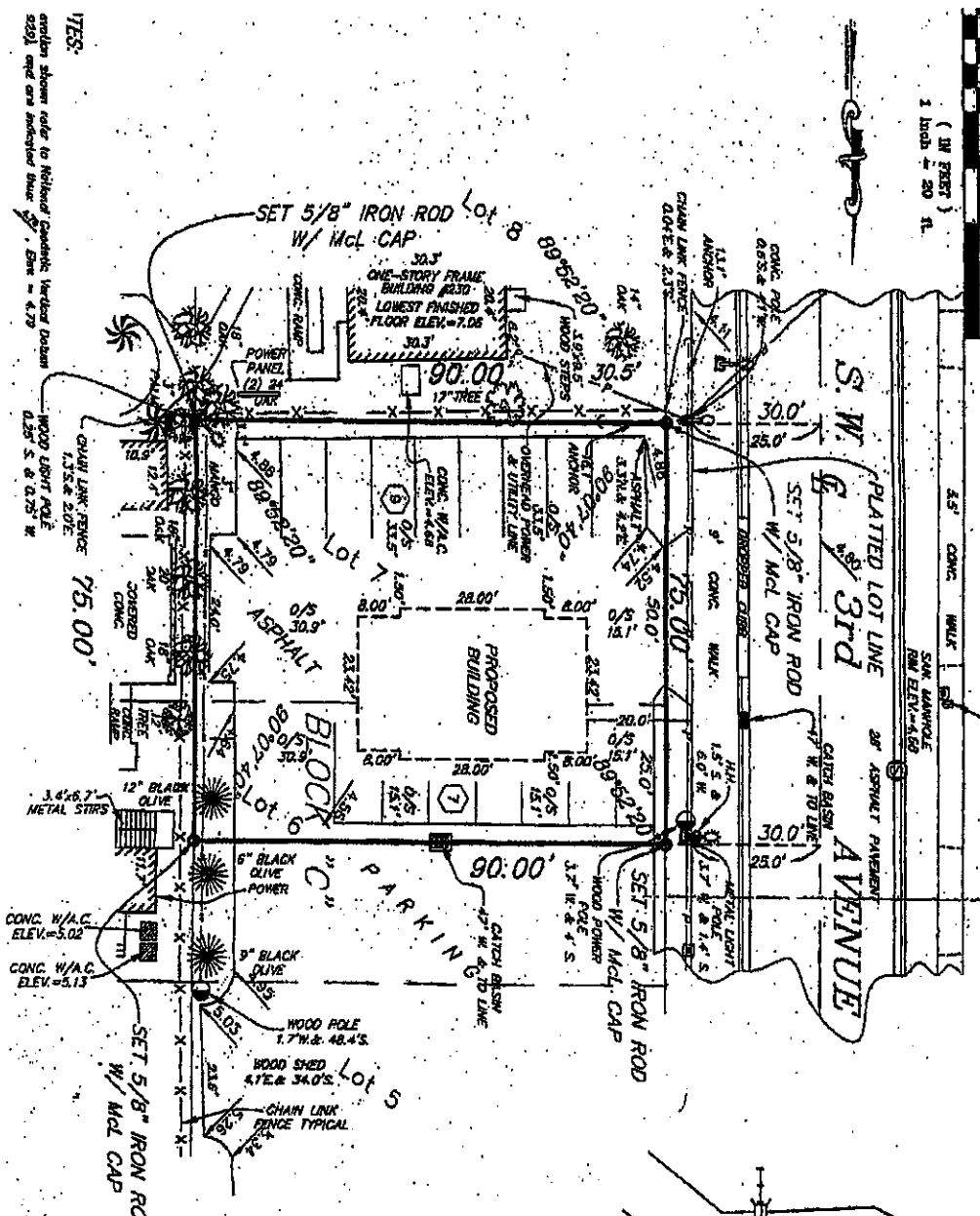
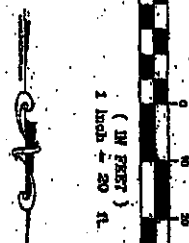
FIG. (95-4)769-7611

# RECORD LAND SURVEY



McLAUGHLIN ENGINEERING COMPANY  
 400 N.E. 3rd Ave.  
 Fort Lauderdale, Florida 33301  
 ENGINEERING - SURVEYING  
 PHONE: 469-0505 FAX: 469-0506  
 WWW.MCLAUGHLIN.COM

FAX: (954)769-7616



**GENERAL NOTE:**  
 The boundary section of this survey shows the minimum technical standards to set by the Florida Board of Professional Surveyors and the Surveyors of Chapter 54-17.05 Florida Administrative Code pursuant to Section 471.02(2), Florida Statutes.

**LEGAL DESCRIPTION:**  
 Part of the south one-half (1/2) of Lot 5, Block 2, TOWN OF FORT LAUDERDALE, according to the Plat thereof recorded in Plat Book 77, Page 40, of the Public Records of Dade County, Florida, LESS the West 500 feet.

Said lands situate, being and being in the City of Fort Lauderdale, Broward County, Florida, and containing 6,780 square feet or 0.1560 acres more or less.

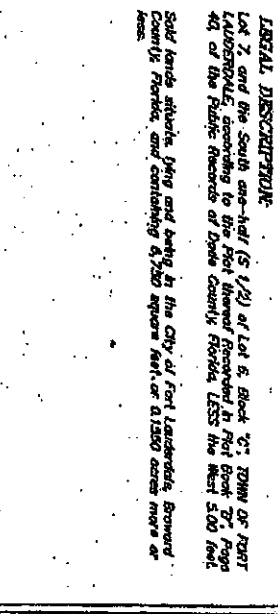


EXHIBIT "A"