

RESOLUTION NO. 17-148

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE CONVEYANCE OF REAL PROPERTY DESCRIBED HEREIN ("SEBASTIAN SITE") TO BAREFOOT CONTESSA, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN EXCHANGE FOR RECEIPT FROM BAREFOOT CONTESSA, LLC OF REAL PROEPRTY DESCRIBED BELOW; AUTHORIZING THE PROPER CITY OFFICIALS TO CONVEY TITLE TO THE SEBASTIAN SITE BY QUIT CLAIM DEED; MAKING CERTAIN FINDINGS; AND FURTHER DELEGATING AUTHORITY TO THE CITY MANAGER TO EXECUTE ANY AND ALL INSTRUMENTS REASONABLY NECESSARY OR INCIDENTAL TO CONSUMMATION OF THIS PROPERTY EXCHANGE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 20<sup>TH</sup> day of December, 2016, the City Commission of the City of Fort Lauderdale, Florida approved a Land Swap Agreement to acquire the Natchez Site in exchange for the Sebastian Site both properties described as follows:

**SEBASTIAN SITE (the "Sebastian Site")**

**SEE EXHBIT "A"  
SKETCH & DESCRIPTION**

BCPA Property ID #

5042 12 10 0460  
5042 12 10 0470  
5042 12 10 0490  
5042 12 10 0510  
5042 12 10 0520  
5042 12 10 0550  
5042 12 10 0560  
5042 12 10 0440

**NATCHEZ SITE (the "Natchez Site')**

All of Block 10, BIRCH OCEAN FRONT SUBDIVISION NO. 2, according to the Plat thereof, as recorded in Plat Book 21, Page 22 of the Public Records of Broward County, Florida; together with the East Half (E ½) of that portion of vacated Breakers Avenue lying adjacent to Block 10, BIRCH OCEAN FRONT SUBDIVISION NO. 2, as was vacated per Official Records Book 16039, Page 239 of the Public Records of Broward County, Florida; said lands lying, situate and being in the City of Fort Lauderdale, Broward County, Florida

BCPA Property ID #s	5042 01 06 0100
	5042 01 06 0110
	5042 01 06 0120
	5042 01 06 0130
	5042 01 06 0140

WHEREAS, the City Commission finds that the Natchez Site will serve a valid public purpose and is better suited as a site for parking for the public;

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

**SECTION 1.** The Recitals are true and correct and incorporated herein.

**SECTION 2.** That action taken by the City Commission on December 20, 2016 is hereby ratified and confirmed.

**SECTION 3.** That the City Commission approves the conveyance of the Sebastian Site to Barefoot Contessa, LLC in exchange for receipt of the Natchez Site and finds that said conveyance serves the public and provides a public benefit.


**SECTION 4.** Subject to review and approval of an Environmental Assessment by the City of the Natchez Site and satisfaction of other conditions set forth in the Land Swap Agreement, the proper City officials are hereby authorized to execute and deliver a Quit Claim Deed of the Sebastian Site to Barefoot Contessa, LLC.

**SECTION 5.** Subject to review and approval of an Environmental Assessment by the City of the Natchez Site and satisfaction of other conditions set forth in the Land Swap Agreement, the City Manager is authorize, empowered and directed to execute such further documents or instruments reasonably necessary or incidental to consummation of the Land Swap Agreement.

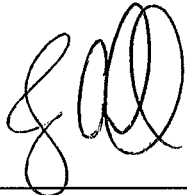
SECTION 6. That the office of the City Attorney shall review and approve as to form all documents prior to their execution by City officials.

SECTION 7. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this the 11th day of July, 2017.

  
\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:



\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI

EXHIBIT "A"

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

DESCRIPTION

ALL OF LOTS 1, 2, 3, 4, 5, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT RIGHT OF WAY FOR SEABREEZE BOULEVARD (R/W MAP BOOK 12, PG 9; ORB 17969, PG. 32) AND SR A-1-A (FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 86050-2112),

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE S 01°02'50" E ALONG THE EAST LINE, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE N 88°57'10" E ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE S 01°02'50" E ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE N 88°57'10" E ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 13.88 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 03° 34' 09" AND AN ARC DISTANCE OF 49.89 FEET TO A POINT OF TANGENCY; THENCE S 44°33'59" W, A DISTANCE OF 81.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 44° 23' 11" AND AN ARC DISTANCE OF 19.37 FEET TO A POINT OF TANGENCY; THENCE S 88° 57'10" W, A DISTANCE OF 239.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 18' 33" AND AN ARC DISTANCE OF 37.23 FEET TO A POINT OF TANGENCY; THENCE N 05° 42'48" W, A DISTANCE OF 200.68 FEET; TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94° 39' 56" AND AN ARC DISTANCE OF 41.31 FEET TO A POINT OF TANGENCY; THENCE N 88° 57'10" E, A DISTANCE OF 152.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE S 01° 02' 50" E, A DISTANCE OF 125.00 FEET; THENCE N 88° 57'10" E, A DISTANCE OF 50.00 FEET; THENCE N 01° 02' 50" W, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N 88° 57'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT P.O.B. (2) BEING THE NORTHWEST CORNER OF LOT 1; THENCE N 88°57'10" E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 27.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 122° 00' 11" AND AN ARC DISTANCE OF 53.23 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 05° 01' 31" AND AN ARC DISTANCE OF 84.13 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE N 01° 02'50" W, A DISTANCE OF 107.12 FEET TO POINT OF BEGINNING.

ALSO TOGETHER WITH:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 5, THENCE N 07°40' 49" E ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 5, A DISTANCE OF 21.46 FEET TO THE POINT OF BEGINNING (3); THENCE CONTINUE N 07° 40' 49" E ALONG THE WEST RIGHT OF WAY OF SR A-1-A, A DISTANCE OF 95.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5694.85 FEET, A CENTRAL ANGLE OF 01° 08' 54" AND AN ARC DISTANCE OF 114.14 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL AT SAID INTERSECTION BEARING S 80° 16' 53" W, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 07° 49' 10" AND AN ARC DISTANCE OF 3.41 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL AT SAID INTERSECTION BEARING N 62° 41' 50" W, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING A POINT THE EAST RIGHT OF WAY OF SEABREEZE BOULVARD, HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 15° 54' 52" AND AN ARC DISTANCE OF 236.09 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 134° 15' 51" AND AN ARC DISTANCE OF 58.58 FEET TO A POINT OF TANGENCY; THENCE N 88° 57' 10" E, A DISTANCE OF 86.77 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81° 16' 22" AND AN ARC DISTANCE OF 35.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 93863 SQUARE FEET OR 2.1548 ACRES MORE OR LESS.

NOTES:

- 1)BEARINGS ARE BASED UPON A GRID BEARING OF N 88°57'10" E, ALONG THE NORTH LINE OF BLOCK 5.
2)THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3)SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESRTICTIONS OF RECORD, IF ANY
4)THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED: DECEMBER 12, 2016

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA

SHEET 1 OF 4

Table with 3 columns: BY: M.D., ENGINEERING DIVISION, DATE: 12/12/16; and a larger section for CITY OF FORT LAUDERDALE, BLOCK 5, LAUDER DEL MAR, PLAT BOOK 7, PAGE 30, EXHIBIT 1.



# SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

☉ ALHAMBRA ST

25'

N88° 57' 10"E 152.47'

RADIUS = 25.00'  
 $\Delta$  = 94°39'56"  
 ARC LENGTH = 41.31'

13

12

11

10

S01° 02' 50"E 125.00'

NOT INCLUDED

N01° 02' 50"W 125.00'

50.00'  
 N88° 57' 10"E

☉ N BIRCH RD

25'

N05° 42' 46"W 200.68'

20

19

18

17

BLOCK 5  
 LAUDER DEL MAR  
 P.B 7 PG. 30

RADIUS = 25.00'  
 $\Delta$  = 85°18'33"  
 ARC LENGTH = 37.23'

25'

S88° 57' 10"W 239.96'

☉ SEBASTIAN ST

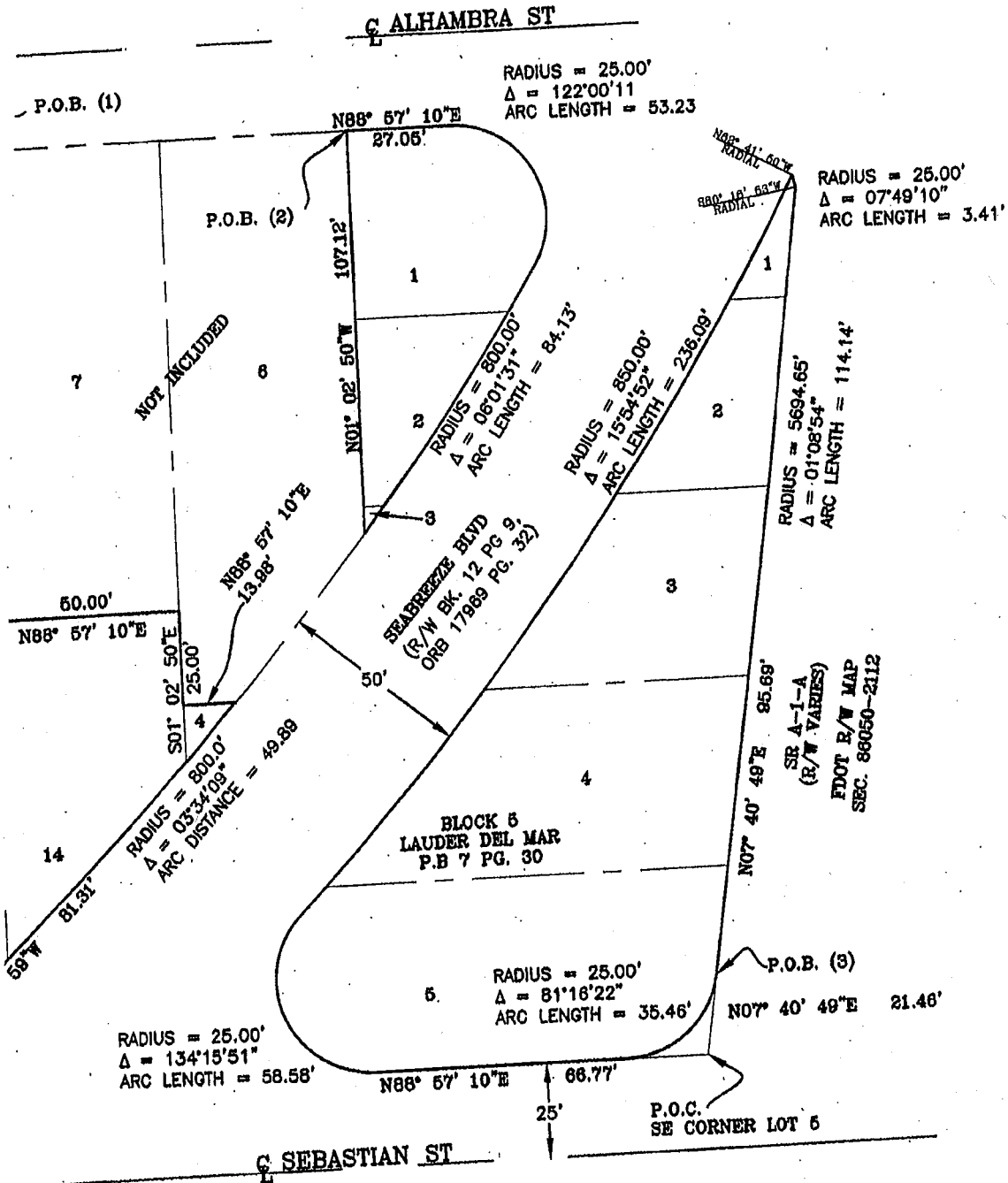
**LEGEND:**

- COR. = CORNER
- $\Delta$  = DELTA ANGLE
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- ☉ = CENTERLINE
- ORB = OFFICIAL RECORDS BOOK

SHEET 3 OF 4

CITY OF FORT LAUDERDALE		
BLOCK 5, LAUDER DEL MAR		
PLAT BOOK 7, PAGE 30		
EXHIBIT 1		
BY: M.D.	ENGINEERING	DATE: 12/12/16
CHK'D M.D.	DIVISION	SCALE: 1"=40'

# SKETCH AND DESCRIPTION



THIS IS NOT A SURVEY

CITY OF FORT LAUDERDALE		
BLOCK 5, LAUDER DEL MAR		
PLAT BOOK 7, PAGE 30		
EXHIBIT 1		
BY: M.D.	ENGINEERING	DATE: 12/12/16
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