



## DOCUMENT ROUTING FORM

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

11

## CITY MANAGER AND/OR MAYOR'S REVIEW AND SIGNATURE REQUEST COVERSHEET

## 1) ORIGINATING OFFICES (Charter/Department):

Routing Start Date: 6/24/25 ☒ Agenda Item ☐ Non-AgendaCharter Ofc: CAO Router Name: Sonia Sierra Ext: 5598

Department: \_\_\_\_\_ Router Name: \_\_\_\_\_ Ext: \_\_\_\_\_

Commission Mtg. Date: 6/17/2025 CAM #: 25-0498 Item #: PH-1

Document Title:

Termination of Memorandum of Lease - Instrument # 114182860 and New Memorandum of Lease

CAM attached: ☒ Yes ☐ No Action Summary attached: ☒ Yes ☐ No CIP FUNDED: ☐ YES ☒ NO

Capital Investment / Community Improvement Project defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "real property" include land, real estate, realty or real.

2) CITY ATTORNEY OFFICE (CAO): Documents to be signed/routed? ☒ Yes ☐ NoIs the attached Granicus document Final? ☒ Yes ☐ No Number of originals attached: 1 of eachAttorney's Name: Lynn Solomon Approved as to Form: ☒ Yes ☐ No Initials: [Signature]

Continue Routing To: FIN (if applicable) Date: \_\_\_\_\_ and then to CCO Date: \_\_\_\_\_

3) CITY CLERK OFFICE (CCO): Clerk Initials: Wty # of originals: 1Routed to Dept/Charter Ofc.: \_\_\_\_\_ Date: 06/24/254) CITY MANAGER OFFICE (CMO): Received From: CCO Date: 6/25/25 CMO LOG #: JUN97TO ACM/AcACM: ☐ S. Grant ☐ A. Fajardo ☒ B. Rogers, ☐ C. Cooper ☐ L. Reece Date: \_\_\_\_\_

Comments/Questions \_\_\_\_\_

ACM/AcACM Initials: [Signature] 06.25.25 for continuous routing to Manager/Executive Director Rickelle Williams.CMO Log Out & Forward to CCO, Date: 6/26/25, for continuous routing to the Mayor.

## 5) MAYOR/CRA CHAIRMAN: Date Received: \_\_\_\_\_ Date to CCO: \_\_\_\_\_

Please sign as indicated and forward the originals to the City Clerk's Office for a final processing and review of attestation and/or seal, if applicable.

## 6) INSTRUCTIONS TO CITY CLERK'S OFFICE: Please retain a scan record copy and forward originals to:

Dept.: CAO \*Name: Sonia Sierra Contact # 5598

\*Please scan the record copy to the City Clerk once review and sign at the last level of government (Federal, State, County) is complete.

Scan Date: \_\_\_\_\_ Attach certified Resolution # 25-99 ☒ Yes ☐ No Original form route to CAO

**PUBLIC HEARINGS**

- LS** PH-1 [25-0498](#) Public Hearing - Resolution to Approve Termination of Existing Lease and Authorization of a New Lease Agreement between the City of Fort Lauderdale and the Young Men's Christian Association of South Florida, Inc. (YMCA) for a Portion of Holiday Park Along North Federal Highway, Pursuant to Section 8.13 of the City Charter; Delegate Authority to the Proper City Officials to Execute the Lease; Delegate Authority to the City Manager to Execute Certain Instruments - (Commission District 2)

**25-99****ADOPTED**

**Yea:** 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Vice Mayor Herbst, Commissioner Glassman and Mayor Trantalis

- PSJ** PH-2 [25-0448](#) Public Hearing - Resolution Approving the Transfer of Funds Programmed for Parks Land Acquisition in the Amount of One Million Dollars (\$1,000,000) from Commission District 1 and One Million Dollars (\$1,000,000) from Commission District 2, for a Combined Total Funds Transfer Amount of Two Million Dollars (\$2,000,000) from the Parks and Recreation General Obligation Bonds Pursuant to City of Fort Lauderdale Resolution No. 18-261 and Resolution No. 20-08, to Assist with the Construction Costs of a Public Pool at the Young Men's Christian Association of South Florida, Inc. (YMCA) Facility Located at Holiday Park - (Commission Districts 1 and 2)

**25-100****ADOPTED**

**Yea:** 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Vice Mayor Herbst, Commissioner Glassman and Mayor Trantalis

**RESOLUTIONS**

- CLERK** R-1 [25-0645](#) Appointment of Board and Committee Members - (Commission Districts 1, 2, 3 and 4)

**25-101****ADOPTED**

**Yea:** 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Vice Mayor Herbst, Commissioner Glassman and Mayor Trantalis

RESOLUTION NO. 25-99

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AUTHORIZING THE TERMINATION OF THE EXISTING LEASE AGREEMENT WITH YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC. (YMCA); APPROVING A NEW LEASE AGREEMENT BETWEEN THE CITY OF FORT LAUDERDALE AND THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC. (YMCA) FOR A PORTION OF HOLIDAY PARK ALONG NORTH FEDERAL HIGHWAY, PURSUANT TO SECTION 8.13 OF THE CITY CHARTER FOR A PERIOD NOT TO EXCEED FIFTY YEARS FOR AN ANNUAL RENT OF \$1.00 PER YEAR; REPEALING ANY AND ALL RESOLUTIONS IN CONFLICT HERewith; AUTHORIZING EXECUTION OF THE LEASE AGREEMENT AND ANY ALL OTHER DOCUMENTS INCIDENTAL OR NECESSARY THERETO BY THE PROPER CITY OFFICIALS; DELEGATING AUTHORITY TO THE CITY MANAGER TO EXECUTE CERTAIN DOCUMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, pursuant to section 8.13 of the City Charter, the City Commission of the City of Fort Lauderdale, Florida, is authorized to lease real property to civic and charitable organizations for a maximum of fifty (50) years to be used by the lessee for purposes consistent with the public good; and

WHEREAS, pursuant to Resolution No. 25-78, the City Commission of the City of Fort Lauderdale declared its intent to terminate the existing lease agreement with the YMCA (the "Original Lease") and enter into a new lease agreement for a term of fifty (50) years with the YMCA for a portion of real property located in Holiday Park; and

WHEREAS, the YMCA will provide a public benefit by constructing a modern contemporary community facility, including a swimming pool and Wellness Center; and

WHEREAS, the City Commission finds that the proposed use is consistent with the public good and such use does not conflict with future or current use by the public of other portions of public land adjacent thereto; and

WHEREAS, the Notice of the 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 public hearing scheduled for June 17, 2025; and

WHEREAS, the citizens and taxpayers have been given the opportunity to object to the execution, form or 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 hereby authorizes the termination of the Original Lease dated November 16, 2016, between the City and YMCA upon execution of the amended and restated Lease Agreement.

SECTION 3. That the City Commission of the City of Fort Lauderdale, Florida, pursuant to City Charter Section 8.13, hereby approves the amended and restated Lease Agreement between the City and YMCA and finds that leasing a portion of Holiday Park, as legally described in Exhibit "A" attached hereto, along North Federal Highway to YMCA for construction and operation of a new facility, for a term not to exceed fifty (50) years for an annual rent of \$1.00 per year is consistent with the public good.

SECTION 4. That the City Commission hereby authorizes execution of the Lease, in substantially the form attached to Commission Agenda Memorandum #25-0498, by the proper City Officials, and any and all other documents or instruments necessary or incidental thereto, including documents to correct scrivener's errors, subject to final review and approval by the City Attorney's Office. The City Manager is delegated authority to execute documents or instruments necessary or incidental to consummation of this transaction, including correction of errors in the legal description of the leased premises.

SECTION 5. That any and all Resolutions in conflict herewith are hereby repealed.

SECTION 6. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

APPROVED AS TO FORM  
AND CORRECTNESS:

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Interim City Attorney  
D'WAYNE M. SPENCE

Dean J. Trantalis \_\_\_\_\_  
John C. Herbst \_\_\_\_\_  
Steven Glassman \_\_\_\_\_  
Pamela Beasley-Pittman \_\_\_\_\_  
Ben Sorensen \_\_\_\_\_



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#25-0498**

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager

**DATE:** June 17, 2025

**TITLE:** Public Hearing – Resolution to Approve Termination of Existing Lease and  
Authorization of a New Lease Agreement between the City of Fort  
Lauderdale and the Young Men's Christian Association of South Florida, Inc  
(YMCA) for a Portion of Holiday Park Along North Federal Highway,  
Pursuant to Section 8.13 of the City Charter - **(Commission District 2)**

**Recommendation**

Staff recommends that the City Commission adopt a Resolution authorizing the termination of the existing lease agreement between the City of Fort Lauderdale and the YMCA, dated November 14, 2016, and approving a new fifty-year lease agreement with the YMCA for a portion of Holiday Park along North Federal Highway, pursuant to Section 8.13 of the City Charter.

**Background**

On May 6, 2025, the City Commission adopted a Resolution declaring its intent to (1) terminate the existing lease agreement with the YMCA and (2) enter into a new fifty (50) year lease agreement with the YMCA for a portion of City-owned property at Holiday Park. The Resolution also scheduled a public hearing, pursuant to Section 8.13 of the City Charter, to consider these actions.

The original lease between the City and YMCA, executed in 2016, authorized a fifty (50) year ground lease for the development of a community-serving recreational facility. However, due to delays related to the COVID-19 pandemic and other unforeseen circumstances, YMCA requested revised development milestones and sought to modernize the agreement terms. The existing lease did not permit subleasing for healthcare services, such as a free-standing emergency department.

To enable development of a new, modern facility that includes a YMCA wellness center and a free-standing emergency department operated by Broward Health, City staff, and YMCA negotiated:

- Termination of the 2016 lease agreement.

- A new amended and restated lease between the City and YMCA for a fifty (50) year term, allowing YMCA to construct and operate a new facility, including:
  - Recreation and wellness uses;
  - A new swimming pool;
  - Youth and teen activity centers;
  - A community gathering space;
  - Parking and support facilities;
  - Terms permitting subleasing for public benefit uses.

The new lease establishes one milestone, to complete construction within seven years, with the possibility of limited extensions due to force majeure. The YMCA will be solely responsible for funding, constructing, and maintaining the facility. Operations must be consistent with the public purpose required under Section 8.13 of the City Charter.

The proposed facility will enhance public access to recreational and wellness services, support youth programming, and promote broader community engagement. As part of the lease agreement, Fort Lauderdale residents will receive a 10% discount on all YMCA membership categories for the full term of the lease.

The 2025 membership rates for the planned Holiday Park YMCA are provided in the attached schedule and include the following monthly fees with the 10% resident discount applied:

- Household: \$94.50 (standard rate: \$105.00)
- Couple: \$78.30 (standard rate: \$87.00)
- Adult: \$58.50 (standard rate: \$65.00)
- Senior: \$49.50 (standard rate: \$55.00)
- Teen: \$45.00 (standard rate: \$50.00)

While these rates are based on 2025 pricing and may be adjusted when the facility opens in 2027, the 10% resident discount will remain in effect for the entire fifty-year lease term. This commitment ensures sustained affordability and access for City residents throughout the life of the agreement.

### **Resource Impact**

There is no direct fiscal impact to the City. The YMCA will bear all costs for development, construction, and maintenance. The City will continue to own the underlying land.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2024* initiative, specifically advancing:

- Internal Support Focus Area
- Goal 8: Building a leading government organization that manages all resources wisely and sustainably.
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We are Here*.

**Related CAM(s)**

25-0448

25-0499

25-0500

25-0501

25-0502

**Attachments**

Exhibit 1 – YMCA Lease

Exhibit 2 – YMCA and Broward Health Sublease

Exhibit 3 – Lease Boundary

Exhibit 4 – Resolution

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Prepared by: Angela Salmon, City Manager's Office

Charter Officer: Rickelle Williams, City Manager



This instrument prepared by  
Record and return to:  
Lynn Solomon, Esq.,  
Asst. City Attorney  
City of Fort Lauderdale  
1 East Broward Blvd., Suite 1320  
Fort Lauderdale, FL 33301

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum") dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025 is by and between the **CITY OF FORT LAUDERDALE**, a municipal corporation of the State of Florida (the "Lessor") and **YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC.**, a Florida not-for-profit corporation (the "Lessee").

### WITNESSETH:

WHEREAS Lessor and Lessee entered into certain unrecorded Lease Agreement dated \_\_\_\_\_, 2025 (collectively, the "Lease"), for the "Premises" defined therein and attached as Exhibit "1" to this Memorandum; and

WHEREAS the parties desire to execute and record this Memorandum in the Public Records in and for Broward County, Florida to confirm certain rights, duties and responsibilities of the parties as provided in the Lease.

NOW THEREFORE, in consideration of the premises herein, the sum of ONE AND NO 00/100<sup>TH</sup> DOLLARS (\$1.00) and other good and valuable consideration in hand paid by each party to the other, the receipt and adequacy whereof is hereby acknowledged, the Lessor and Lessee do hereby acknowledge and affirm:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Lessor leases to Lessee and Lessee leases from Lessor the Premises upon the terms stated in the Lease. This Memorandum is not a complete summary of the Lease. Provisions in this Memorandum shall not be used to construe or interpret Lease provisions, except as amended herein. In the event of a conflict between this Memorandum and the Lease, the Lease shall govern and control, except as amended herein.
3. The Term defined as defined in Paragraph 2.1 of Article 2 of the Lease is fifty (50) years, commencing on the Lease Date of \_\_\_\_\_ and ending on \_\_\_\_\_, unless the Term is sooner terminated pursuant to the provisions of the Lease.
4. The following is hereby stated in accordance with Florida Statutes Section 713.10 as provided in Paragraph 7.1 of Article 7 of the Lease:


7.1 **Liens against the Leased Premises.** LESSEE shall have no power or authority to incur any indebtedness giving a right to a lien of any kind or character upon the right, title or interest of LESSOR in and to the Leased Premises, and no person shall ever be entitled to any lien, directly or indirectly derived through or under the LESSEE, or its agents, servants, employees, contractors or officers or on account of any act or omission of said LESSEE as to LESSOR's right, title or interest in and to the Leased Premises. All persons contracting with the LESSEE or furnishing materials, labor or services to said LESSEE, or to its agents or servants,

as well as all other persons shall be bound by this provision of this Lease. Should any such lien be filed, LESSEE shall discharge the same within thirty (30) days thereafter, by paying the same or by filing a bond, or otherwise, as permitted by law. LESSEE shall not be deemed to be the agent of LESSOR, so as to confer upon a laborer bestowing labor upon or within the Leased Premises or upon material men who furnish material incorporated in the construction and improvements upon the foregoing, a construction lien pursuant to Chapter 713, Florida Statutes or an equitable lien upon the LESSOR's right, title or interest in and to the Leased Premises. These provisions shall be deemed a notice under Section 713.10(2), Florida Statutes of the "non-liability" of the LESSOR.

5. Nothing contained herein shall be deemed to modify, limit, or in any way abridge or amend any term or condition of the Lease except as stated herein.

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

WITNESSES:



Jordan Wingate  
Witness Print Name  
Address: 101 NE 3<sup>rd</sup> Ave  
Ste 2100 Fort Lauderdale  
FL. 33301



Ashley R Dixon  
Witness Print Name  
Address: 101 NE 3<sup>rd</sup> Ave  
Ste 2100 Fort Lauderdale,  
FL. 33301

**"LESSOR"**

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

By: 

**Dean J. Trantalis,**  
Mayor

Date: 6/30/25

By: 

**Rickelle Williams,**  
City Manager

Date: 6/26/25

ATTEST:

  
for David R. Soloman, City Clerk





12/25/75

12/25/75  
12/25/75  
12/25/75

12/25/75

12/25/75

12/25/75  
12/25/75  
12/25/75

12/25/75

APPROVED AS TO FORM AND CORRECTNESS:  
D'Wayne M. Spence, Interim City Attorney

  
Lynn Solomon, Assistant City Attorney

WITNESSES:

**"LESSEE"**

**YOUNG MEN'S CHRISTIAN  
ASSOCIATION OF SOUTH FLORIDA,  
INC.,** a Florida not-for-profit corporation

\_\_\_\_\_  
Witness Print Name

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Witness Print Name

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA:

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☐ physical presence  
or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_  
as \_\_\_\_\_ of **YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA,  
INC.,** a Florida not-for-profit corporation, on behalf of said corporation. He/She is ☐ personally known  
to me or ☐ produced (Insert Proof of Identification) \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public signature

\_\_\_\_\_  
Name Typed, Printed or Stamped

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Commission Number:

**EXHIBIT "1"**  
**LEGAL DESCRIPTION**

A parcel of land being the West 7.50 feet of Lots 7 through 15, Block 251, all of Lots 33 through 48, Block 251, all of Lots 5 through 21, Block 252, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, and the West 18.00 feet of Lots 17 through 21, and all of Lots 28 through 32, REPLAT OF A PORTION OF BLOCK 251 PROGRESSO, according to the Plat thereof, as recorded in Plat Book 47, Page 30, of the Public Records of Broward County, Florida, and being a portion of HOLIDAY PARK, according to the Plat thereof, as recorded in Plat Book 24, Page 14 of the Public Records of Broward County, Florida, and a portion of vacated N.E. 6th Terrace, said parcel being more particularly described as follows:

BEGIN at the Northwest Corner of said Block 251;

THENCE N 90°00'00" E along the North line of said Block 251, a distance of 135.00 feet to the Northeast corner of Lot 48, Block 251;

THENCE S 00°00'00" E along the East line of Lots 43 through 48 of said Block 251, a distance of 150.00 feet to the Northwest corner of Lot 7 of said Block 251, PROGRESSO;

THENCE N 90°00'00" E along the North line of said Lot 7, Block 251, a distance of 7.50 feet to the West line of Tract "A", "THEATER CENTER", according to the Plat thereof, as recorded in Plat Book 63, Page 5, of the Public Records of Broward County, Florida;

THENCE S 00°00'00" E along the West line of Tract "A", a distance of 225.00 feet;

THENCE S 90°00'00" W continuing along the said West line of Tract "A", a distance of 7.50 feet;

THENCE S 00°00'00" E continuing along the said West line of Tract "A", a distance of 25.00 feet;

THENCE N 90°00'00" E continuing along the said West line of Tract "A", a distance of 18.00 feet;

THENCE S 00°00'00" E continuing along the said West line of Tract "A" and the Southerly extension thereof, a distance of 170.00 feet to a line being 45.00 feet South of and parallel with the South line of the said REPLAT OF A PORTION OF BLOCK 251 PROGRESSO;

THENCE S 90°00'00" W along the said parallel line a distance of 293.90 feet to the East right-of-way line of Federal Highway (S.R. No. 5);

THENCE N 00°06'00" W along the East right-of-way line of Federal Highway, a distance of 470.00 feet to the North line of Lot 5, Block 252;

THENCE N 90°00'00" E along the said North line of Lot 5, Block 252 and the Easterly extension thereof, a distance of 141.72 feet to the West line of said Block 251;

THENCE N 00°00'00" W along the said West line of Block 251, a distance of 100.00 feet to the POINT OF BEGINNING.

Said land situate within the City of Fort Lauderdale, Broward County, Florida.



This instrument prepared by  
Record and return to:  
Lynn Solomon, Esq.,  
Asst. City Attorney  
City of Fort Lauderdale  
1 East Broward Blvd., Suite 1320  
Fort Lauderdale, FL 33301

### TERMINATION OF MEMORANDUM OF LEASE

THIS TERMINATION OF MEMORANDUM OF LEASE (the "Memorandum") is filed by the **CITY OF FORT LAUDERDALE**, a Florida municipal corporation, having an address of 1 East Broward Blvd., Ste., 1320, Fort Lauderdale, FL 33301 (the "Lessor").

#### WITNESSETH:

**WHEREAS**, Lessor and **YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC.**, a Florida not-for-profit corporation (the "Lessee") entered into certain Lease Agreement as evidenced by a Memorandum of Lease recorded as Instrument Number 114182860 of the Public Records of Broward County, Florida (the "Lease") pursuant to which Lessee leased from Lessor the real property described in **Exhibit "1"** (the "Premises") attached hereto and incorporate herein; and

**WHEREAS**, the Lease has been terminated by the Lessor and Lessee.

Now therefore, in consideration of the foregoing, the Lessor hereby declares:

1. **TERMINATION OF MEMORANDUM OF LEASE.** The sole purpose of this instrument is to provide notice of Termination of said Lease and its terms, covenants, agreements and conditions.


IN WITNESS WHEREOF, as of the date set forth below, Lessor has executed this Termination of Memorandum of Lease.

#### "LESSOR"

#### WITNESSES:

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

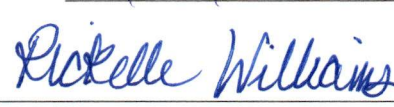
By:

  
**Dean J. Trantalis**, Mayor

Date:

6/30/25

By:

  
**Rickelle Williams**, City Manager

Date:

6/26/25

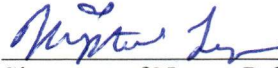
APPROVED AS TO FORM AND CORRECTNESS:  
D'Wayne M. Spence, Interim City Attorney

  
Lynn Solomon, Asst. City Attorney

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2025 by **Dean J. Trantalis**, Mayor of the City of Fort Lauderdale, a Florida municipal corporation. He is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

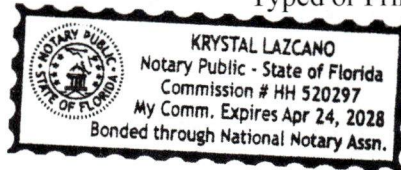


Signature of Notary Public, State of Florida

Krystal Lazcano

Typed or Printed Name of Notary

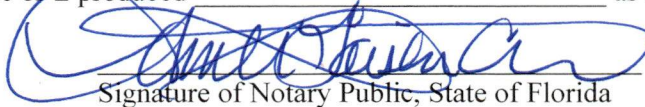
(SEAL)



STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of June, 2025 by **Rickelle Williams**, City Manager of the City of Fort Lauderdale, a Florida municipal corporation. She is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

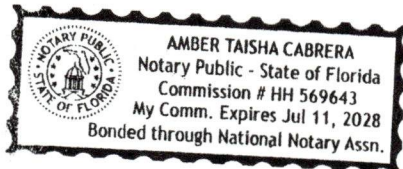
NOTARY PUBLIC



Signature of Notary Public, State of Florida

Typed or Printed Name of Notary

(SEAL)



**EXHIBIT "1"**  
**LEGAL DESCRIPTION**

A parcel of land being the West 7.50 feet of Lots 7 through 15, Block 251, all of Lots 33 through 48, Block 251, all of Lots 5 through 21, Block 252, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, and the West 18.00 feet of Lots 17 through 21, and all of Lots 28 through 32, REPLAT OF A PORTION OF BLOCK 251 PROGRESSO, according to the Plat thereof, as recorded in Plat Book 47, Page 30, of the Public Records of Broward County, Florida, and being a portion of HOLIDAY PARK, according to the Plat thereof, as recorded in Plat Book 24, Page 14 of the Public Records of Broward County, Florida, and a portion of vacated N.E. 6th Terrace, said parcel being more particularly described as follows:

BEGIN at the Northwest Corner of said Block 251;

THENCE N 90°00'00" E along the North line of said Block 251, a distance of 135.00 feet to the Northeast corner of Lot 48, Block 251;

THENCE S 00°00'00" E along the East line of Lots 43 through 48 of said Block 251, a distance of 150.00 feet to the Northwest corner of Lot 7 of said Block 251, PROGRESSO;

THENCE N 90°00'00" E along the North line of said Lot 7, Block 251, a distance of 7.50 feet to the West line of Tract "A", "THEATER CENTER", according to the Plat thereof, as recorded in Plat Book 63, Page 5, of the Public Records of Broward County, Florida;

THENCE S 00°00'00" E along the West line of Tract "A"; a distance of 225.00 feet;

THENCE S 90°00'00" W continuing along the said West line of Tract "A", a distance of 7.50 feet;

THENCE S 00°00'00" E continuing along the said West line of Tract "A", a distance of 25.00 feet;

THENCE N 90°00'00" E continuing along the said West line of Tract "A", a distance of 18.00 feet;

THENCE S 00°00'00" E continuing along the said West line of Tract "A" and the Southerly extension thereof, a distance of 170.00 feet to a line being 45.00 feet South of and parallel with the South line of the said REPLAT OF A PORTION OF BLOCK 251 PROGRESSO;

THENCE S 90°00'00" W along the said parallel line a distance of 293.90 feet to the East right-of-way line of Federal Highway (S.R. No. 5);

THENCE N 00°06'00" W along the East right-of-way line of Federal Highway, a distance of 470.00 feet to the North line of Lot 5, Block 252;

THENCE N 90°00'00" E along the said North line of Lot 5, Block 252 and the Easterly extension thereof, a distance of 141.72 feet to the West line of said Block 251;

THENCE N 00°00'00" W along the said West line of Block 251, a distance of 100.00 feet to the POINT OF BEGINNING.

Said land situate within the City of Fort Lauderdale, Broward County, Florida.