
RESOLUTION NO. 16-139

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DECLARING, PURSUANT TO SECTION 8.13 OF THE CITY CHARTER, THE CITY COMMISSION'S INTENT TO LEASE PREMISES GENERALLY LOCATED AT 707 N.E. 8th STREET, FORT LAUDERDALE, FLORIDA, MORE PARTICULARLY DESCRIBED BELOW, TO THE PARKER THEATRE, INC., A FLORIDA NOT FOR PROFIT CORPORATION WHICH IS A QUALIFIED INTERNAL REVENUE CODE SECTION 501 (C)(3) TAX EXEMPT CORPORATION, SUCH LEASE PREMISES TO BE RESTORED, RENOVATED, OPERATED AND MAINTAINED AS A VENUE FOR THE PERFORMING ARTS FOR A TERM OF FIFTY (50) YEARS AT AN ANNUAL RENT OF ONE DOLLAR AND ZERO CENTS (\$1.00); SUBJECT TO FURTHER TERMS AND CONDITIONS; SCHEDULING A PUBLIC HEARING BEFORE THE CITY COMMISSION ON OCTOBER 18, 2016 FOR CONSIDERATION OF THE TERMS OF THE LEASE AND AUTHORIZATION FOR EXECUTION OF SAME BY THE PROPER CITY OFFICIALS; REPEALING ANY AND ALL RESOLUTIONS OR PARTS THEREOF IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1966 the City entered a long term Lease Agreement with The Parker Theatre, Inc., a not for profit corporation for the leasing of real property generally located at 707 N.E. 8th Street in the City's Holiday Park Area; and

WHEREAS, pursuant to that Lease Agreement the Parker Playhouse Theatre was constructed and operations commenced February 6, 1967 and continues operations today in 1,191 seat theatre; and

WHEREAS, the current lease for Parker Playhouse Theatre expires October 17, 2016 and the parties are desirous of entering a new fifty (50) year lease under City of Fort Lauderdale Charter Section 8.13; and

WHEREAS, City Charter Section 8.13 requires adoption of a Resolution declaring the City Commission intent to lease property to civic organizations, charitable organizations, public nonprofit corporation and like organization for a period exceeding one (1) year but not exceeding fifty (50) years to be used for purposed consistent with the public good;

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

SECTION 1. That the City Commission of the City of Fort Lauderdale, under Section 8.13 of the City Charter, hereby declares its intention to lease to The Parker Theatre, Inc., a Florida non for profit corporation which is a qualified Internal Revenue Code Section 501 (c) (3) tax exempt corporation, the Property generally located at 707 N.E. 8th Street, Fort Lauderdale, Florida, upon which the Parker Playhouse Theatre is located, such Property being more particularly described below, for a term of fifty (50) years at an annual rent of One Dollar and Zero Cents (\$1.00) to be restored, renovated, operated and maintained as a venue for the performing arts offering programs including, but not limited to such entertainment as concerts, comedy, theatre, family programming, workshops with the goal of bringing the community together through the arts, said Property being more particularly described as follows:

Tract "A," THEATRE CENETER, according to the Plat thereof recorded at Plat Book 63, Page 5 of the Public Records of Broward County, Florida; said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, a Sketch and Description of which is attached hereto as **Exhibit "A"**

(Hereinafter, "Property")

SECTION 2. That the City Commission declares that leasing the Property to the The Parker Theatre, Inc., a Florida not for profit corporation for the purposes stated above is in the best interest of the City as the Property will continue to serve the community as a venue for the performing arts including such programming as referenced above.

SECTION 3. That terms and conditions that will be incorporated in the lease that shall include but not necessarily be limited to the following:

1. Lease of Premises
2. Term of Lease
3. Rent and Additional Payments
4. Use of Premises
5. Hazardous Substances
6. Condition of Premises
7. Liens
8. Entry and Inspection of Premises
9. Insurance and Indemnification
10. Assignment and Subletting
11. Lessor's Remedies
12. Miscellaneous

SECTION 4. That a Public Hearing shall be had before the City Commission on October 18, 2016, regarding the proposed lease at which time citizens and taxpayers shall have the opportunity to object to the execution, form or conditions of the proposed lease, and, if the City Commission is satisfied with the terms and conditions of the proposed lease, the Commission will pass a Resolution authorizing execution of the lease by the proper City officials.

SECTION 5. That the City Clerk shall cause this Resolution to be published in full in the official newspaper of the City of Fort Lauderdale for two (2) issues, with the first publication at least twelve (12) days before date of such October 18, 2016 Public Hearing, and second publication seven (7) days after the first publication.

SECTION 6. That any and all Resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 7. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this the 7th day of September, 2016



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JEFFREY A. MODARELLI

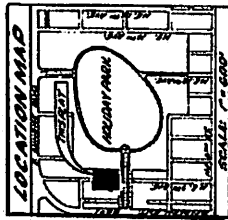
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Theater Center

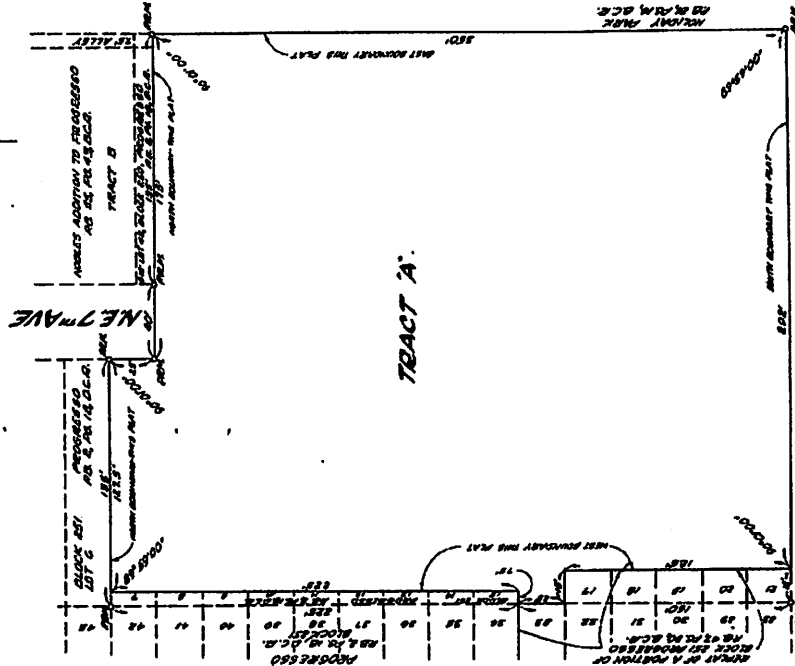
A REPLAT OF PORTIONS OF BLOCKS 250 AND 251 PROGRESSO, RB 2, PB 18 AND A PORTION OF REPLAT OF A PORTION OF BLOCK 251 PROGRESSO, RB 47, PG. 30 SECTION 2, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

OFFICE OF THE CITY ENGINEER MAY, 1966

SCALE IN FEET 1" = 50'



NOTE: REPLAT ABANDONING PUBLIC RIGHT-OF-WAY PERMANENT EMBANKMENT



TRACT A:

SANDY WININGER DRIVE
100' WIDE ON 1961

DESCRIPTION

Lots 28 through 41 inclusive in Block 250; and Lots 7 through 15 inclusive, less the West 75 feet thereof, in Block 251, together with all that portion of NE 7th Avenue (formerly 16th Street) lying adjacent to said Lots 28 through 41 inclusive in Block 250, all as shown on the plat attached hereto and recorded in Plat Book 2, page 10, of PROGRESSO and recorded in Plat Book 2, page 10, of the public records of Broward County, Florida, including less the West 75 feet of Lot 16, and 15' of NE 7th Avenue, a PORTION OF BLOCK 251 PROGRESSO, RB 47, PG. 30, as recorded in Plat Book 47, page 30 of the public records of Broward County, Florida.

CITY COMMISSION

STATE OF FLORIDA } ss HEREBY CERTIFY: That this plat of the City of Fort Lauderdale, Florida, was submitted to and approved by the City Commission of the City of Fort Lauderdale, Florida, on the 20th day of April, 1966, and the City Commission has caused these presents to be attested by the City Clerk, and the Corporate Seal to be affixed thereto, this 20th day of April, 1966.

CITY PLANNING AND ZONING BOARD

STATE OF FLORIDA } ss HEREBY CERTIFY: That the Plat of the City of Fort Lauderdale, Florida, was submitted to and approved by the City Planning and Zoning Board of the City of Fort Lauderdale, Florida, on the 20th day of April, 1966, and the City Planning and Zoning Board has caused these presents to be attested by the City Clerk, and the Corporate Seal to be affixed thereto, this 20th day of April, 1966.

AREA PLANNING BOARD

THIS IS TO CERTIFY that the Broward County Area Planning Board approved this plat with regard to dedication of right-of-way for the highways by resolution duly adopted this 20th day of April, 1966.

CIRCUIT COURT CLERK'S CERTIFICATES

STATE OF FLORIDA } ss HEREBY CERTIFY That this plat of the City of Fort Lauderdale, Florida, was submitted to and approved by the Circuit Court of the County of Broward, Florida, on the 20th day of April, 1966, and the Circuit Court has caused these presents to be attested by the City Clerk, and the Corporate Seal to be affixed thereto, this 20th day of April, 1966.

This instrument filed for record this 20th day of May, 1966, and recorded in Book 251 of Public Records of Broward County, Florida, at the office of the Circuit Clerk of Broward County, Florida, this 20th day of May, 1966.

DEDICATION

STATE OF FLORIDA } ss HEREBY CERTIFY: That the City of Fort Lauderdale, Florida, has caused this dedication to be signed by its Mayor, Commissioner and its City Manager, and a copy of this dedication to be attested by the City Clerk, and the Corporate Seal to be affixed thereto, this 20th day of April, 1966.

IN WITNESS WHEREOF

CITY OF FORT LAUDERDALE

Mayor, Commissioner and City Manager

City Clerk

City Manager

City Clerk

City Manager

City Clerk

City Manager

City Clerk

City Manager

City Clerk

City Manager

City Clerk

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