

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AUTHORIZING EXECUTION OF A LEASE PURSUANT TO CITY CHARTER SECTION 8.13 FOR A TERM NOT TO EXCEED FIFTY (50) YEARS WITH THE PARKER THEATRE, INC., A FLORIDA NOT FOR PROFIT CORPORATION WHICH IS A QUALIFIED INTERNAL REVENUE CODE SECTION 501 (C) (3) TAX EXEMPT CORPORATION FOR PROPERTY LOCATED AT 707 N.E. 8<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BELOW; SUCH LEASE PREMISES TO BE USED, RESTORED, RENOVATED, OPERATE AND MAINTAINED AS A VENUE FOR THE PERFORMING ARTS AT AN ANNUAL RENT OF ONE DOLLAR AND ZERO CENTS (\$1.00); 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.

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WHEREAS, pursuant to Resolution No. 16-139, the City Commission of the City of Fort Lauderdale declared its intent to lease the property located at 707 N.E. 8<sup>th</sup> Street, Fort Lauderdale, Florida ("Leased Premises"), to Parker Theatre, Inc., a Florida not for profit corporation (hereinafter, "LESSEE"), for a term of fifty (50) years with an annual rent of One and No/100 (\$1.00) Dollar; and

WHEREAS, LESSEE shall restore, renovate, operate and maintain the 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; and

WHEREAS, pursuant to Resolution No. 16-139, the Notice of Public Hearing 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 October 18, 2016 public hearing; and

WHEREAS, LESSEE plans to use the Leased Premises offering performing arts programs including, but not limited to such entertainment as concerts, comedy, theatre, family programming workshops and the City Commission finds that Lessee's planned use of the Leased Premises is consistent with the public good and the City wishes to encourage and assist same; and

WHEREAS, the City Commission finds that the LESSEE's actions do not conflict with use by the public of portions of public land adjacent thereto; 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, 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 authorizes execution of the Lease Agreement with The Parker Theatre, Inc., a Florida not for profit corporation which is a qualified Internal Revenue Code Section 501 (c) (3) tax exempt organization that leasing the below-described land to Lessee for a term of fifty (50) years with an annual rent of One and No/100 (\$1.00) Dollar for the purpose of performing arts programming including, but not limited to such entertainment as concerts, comedy, theatre, family programming workshops is consistent with the public good and does not conflict with use by the public of other portions of public land adjacent thereto. The Leased Premises are 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, "Leased Premises")

ALSO KNOWN AS: 707 N.E. 8<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA

SECTION 3. That the City Commission hereby authorizes execution of the Lease attached hereto, subject to final review and approval by the City Attorney's office.

SECTION 4. That the City Commission hereby authorizes execution and recording of a Memorandum of Lease relative to 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 the \_\_\_\_\_ of \_\_\_\_\_, 2016.

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

ATTEST:

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

\\Cty-Cityatto\Docs\Parker Playhouse\RESOLUTION\Lease.Docx

A REPLAT OF PORTIONS OF BLOCKS 250 AND 251 PROGRESSO, R.R. 2, PLS 18 AND A PORTION OF REPLAT OF A PORTION OF BLOCK 231 PROGRESSO, R.R. 47, PLS. 30 SECTION 2, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

TESTIMONY ALIEN POLICE OFFICE OF THE CITY ENGINEER

100 80 60 40 20 0

**DESCRIPTION**

Lots 25 through 41 inclusive in Block 250; and Lots 7 through 15 inclusive, less the 1/2 x 1/2 foot thereof in Block 251, together with all that portion of N.E. 29th Avenue formerly in N. Street lying adjacent to said Lots 25 through 41 inclusive in Block 250, all as shown on the plat of Block 250 and recorded in plat Book 2, page 10, of the public records of Deeds, County of Alameda, less the 1/2 x 1/2 foot thereof in Block 251, and a portion of the block 18 feet wide of the block of 18 feet wide of Block 251, 251 x 200 feet, as recorded in plat Book 47, page 30 of the public records of Deeds, County of Alameda.

**CITY COMMISSION**

STATE OF FLORIDA  
COUNTY OF GORDON

38

INTERVIEW CERTIFY: That this plat has been approved and accepted by the City Commission of the City of Fort Lauderdale, and by reference to these maps and City Commission on the 30<sup>th</sup> day of Sept., 1966.

IN WITNESS WHEREOF: The said City Commission has caused these presents to be attested by its City Clerk, and the said City Clerk has caused these presents to be attested on this 31<sup>st</sup> day of Sept. 1966.

## CITY PLANNING AND ZONING BOARD

STATE OF FLORIDA }  
COUNTY OF BROWARD }  
Planning and Zoning Board of the CITY OF FORT LAUDERDALE  
approved and adopted this 20th day of Sept., 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 trafficways by resolution duly adopted the 2<sup>nd</sup> day of 27<sup>th</sup> 1966.

**CIRCUIT COURT CLERK'S CERTIFICATES**

INDEMNITY CERTIFICATE. That the plat  
of BROWARD } ss. INDEMNITY CERTIFICATE. That the plat  
COUNTY OF FLORIDA }  
was accepted for record by the Board of Commis-  
sioners of Broward County, Florida the 11th day of FEBRUARY, 1964.  
at the County Clerk's Office, Broward County, Florida.

## CITY AND COUNTY ENGINEERS

This plot of "THEATER CENTER" is hereby approved and accepted for record this 2nd day of June, 1966.

his plot of "THEATER CENTER" is hereby approved

and accepted for record this 2 day of Dec., 1966.  
W. J. B. B. B.  
County Clerk

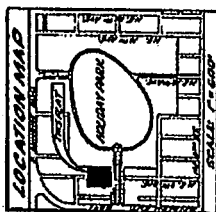
## ACKNOWLEDGMENT

as INDEMNITY CERTIFICATES. That on this day, the undersigned personally appeared before me an officer duly authorized by law to administer oaths and take acknowledgments, Edward J. Barry, John A. Stricker, and Morris C. Crow, known to me as the CITY OF NEW CAIRO LAUDERDALE, and their duly authorized officers and agents, who acknowledged to me that they executed the foregoing LAUDERDALE CERTIFICATE as officers and agents of the CITY OF NEW CAIRO LAUDERDALE, and that they executed the same for the purpose and to the effect therein expressed. In testimony whereof, I have hereunto set my hand and the seal of my said County of Edward, State of Florida, this 16 day of May, 1915.

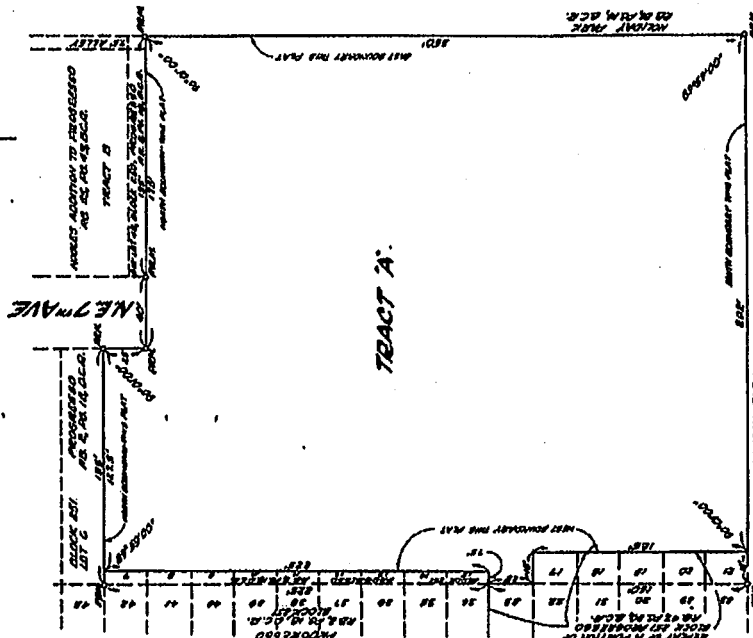
# ENGINEER'S CERTIFICATE

STATE OF FLORIDA } ss INDEEDY CERTIFY: That this plat  
COUNTY OF BERNARD }  
of the "THEATER CENTER" is a true and correct representation of the  
survey made by us, and that same Reference Monuments 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829,

## DEDICATION

[illegible]

NOTE:  
REPEAT ABANDONING  
PUBLIC RIGHT-OF-WAY  
O.R.M.: INDICATES  
PERMANENT EMBLEM  
MENT



**SANDY NININGER DRIVE**