

RESOLUTION NO. 16-184

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AUTHORIZING EXECUTION OF THE LEASE PURSUANT TO CITY CHARTER SECTION 8.13 FOR A TERM NOT TO EXCEED FIFTY (50) YEARS WITH YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC., ("YMCA") A FLORIDA NOT FOR PROFIT CORPORATION FOR A PORTION OF VACANT LAND AT HOLIDAY PARK LOCATED AT 1150 G. HAROLD MARTIN DRIVE, FORT LAUDERDALE, BEING MORE PARTICULARLY DESCRIBED BELOW; 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 No. 16-121, the City Commission of the City of Fort Lauderdale declared its intent to lease a portion of vacant land within Holiday Park located at 1150 G. Harold Martin Drive, Fort Lauderdale, Florida ("Leased Premises") to Young Men's Christian Association of South Florida, Inc., ("YMCA") 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 develop a YMCA facility which will be created to provide recreational and community programs for residents of the City; and

WHEREAS, pursuant to Resolution No. 16-159, notice of a public meeting 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 5, 2016 public hearing; and

WHEREAS, the City Commission finds that LESSEE's activities serve a significant public purpose and the City Commission 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 the terms and conditions of the proposed Lease are acceptable to the City Commission;

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 above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, pursuant to Section 8.13 of the City Charter, hereby approves a Lease of the Leased Premises to Young Men's Christian Association (YMCA) of South Florida, Inc., declares that leasing the below-described vacant 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 recreational and community programs for the residents of the City is consistent with the public good and does not conflict with use by the public of other portions of public land adjacent thereto and being more particularly described as follows:

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.

(Hereinafter, "YMCA at Holiday Park")

ALSO KNOWN AS: 1150 G. HAROLD MARTIN DRIVE, FORT LAUDERDALE, FLORIDA


SECTION 3. That the City Commission hereby authorizes, empowers and directs 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 Lease.

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 18th day of October, 2016.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JEFFREY A. MODARELLI

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