

RESOLUTION NO. 17-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AUTHORIZING AN AWARD OF BID TO US HOSPITALITY ACQUISITIONS, LLC; AUTHORIZING NEGOTIATION AND PREPARATION OF LEASE, PURSUANT TO SECTION 8.09 OF THE CITY CHARTER, WITH RESPECT TO LAND, OWNED BY THE CITY OF FORT LAUDERDALE, LOCATED ON NE 10 STREET IN THE CITY OF DANIA BEACH, FLORIDA; REQUIRING PUBLICATION OF NOTICE OF A PUBLIC HEARING ON **TUESDAY, APRIL 4, 2017**; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 16-214, adopted December 20, 2016, the City Commission of the City of Fort Lauderdale declared its intent to offer for lease to interested persons pursuant to Section 8.09 of the Charter of the City of Fort Lauderdale certain land owned by the City located along NE 10 Street in the City of Dania Beach and known as "The Dania Farms Property" (hereinafter referred to as "Dania Farms"), legally described below; and

WHEREAS, pursuant to the foregoing Resolution, the City Clerk was directed to cause to be published a notice offering Dania Farms for lease upon specified terms and conditions and specifying the date when bids for lease of such property shall be received; and

WHEREAS, the City asked for proposals from qualified and experienced firms to lease Dania Farms, as it currently exists and with offers to make any improvements or upgrades thereto, if any; and

WHEREAS, the City finds that the proposal of US Hospitality Acquisitions, LLC is most advantageous to the City.

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

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission accepts the proposal of US Hospitality Acquisitions, LLC and awards the bid to US Hospitality Acquisitions, LLC, subject to negotiation of an acceptable lease. Improvements shall be made to Dania Farms in accordance with the proposal, subject to compliance with all federal, state and local laws, rules, regulations, ordinances, licenses and permits and further, subject to review and approval by the City Commission. In accordance with the City Charter, the improvements shall be made in a manner that is not detrimental to the operation of the proposed facility.

SECTION 3. That the City of Fort Lauderdale does hereby declare its intention to lease to US Hospitality Acquisitions, LLC Dania Farms, lying and being in the City of Dania Beach, Broward County, Florida, to-wit:

The west ½ of the E ½ of the NE ¼ of the NE ¼ , less the N. 35 feet and less the S. 100 feet thereof of Section 34, Range 42 E., Township 50 S., of the Public Records of Broward County, Florida.

subject to negotiation and preparation of an acceptable lease and any ancillary documents. Said Lease shall embody the terms and condition of the proposal.

SECTION 4. The City Commission reserves the right to reject the Lease if the terms and conditions are not acceptable in its sole discretion.

SECTION 5. Said Lease, shall comply with the City Charter and shall permit use of the Property for outdoor storage of cars, trucks, and any other use permitted by the land use and zoning designation of the applicable regulatory authority.

SECTION 6. That the City Commission will meet on **Tuesday, April 4, 2017 at 6:00 p.m.**, or as soon thereafter as can be heard, or such other date as it may designate, in City Hall at 100 North Andrews Avenue, Fort Lauderdale, Florida for the purpose of reviewing the terms and conditions of the Lease.

SECTION 7. That as a condition of the award and a condition of the Lease, US Hospitality Acquisitions, LLC, will be obligated to pay a brokerage commission to CBRE, Inc. of six percent (6.0%) of the gross rentals due over the initial term of the Lease.

SECTION 8. That the City Clerk shall publish a notice in the official newspaper of the City for two (2) issues prior to the date set forth above for acceptance of the lease; the first publication to be not less than ten (10) days before said date of acceptance of the lease, and the second publication to be one week following the first publication.

SECTION 9. That the Effective Date of this Resolution is the date of adoption.

ADOPTED this the ____ day of _____, 2017.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JEFFREY A. MODARELLI