



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

**#17-0695**

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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** June 6, 2017

**TITLE:** Status Update on the Natchez Land Swap and Agreement with Barefoot  
Contessa, LLC

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This agenda item is to discuss the status of the Natchez Land Swap.

At the December, 20, 2016, City Commission Meeting, the City Commission approved a Land Swap Agreement with Barefoot Contessa, LLC. The land involved the parcels known as the Sebastian Site, owned by the City of Fort Lauderdale, and the Natchez Site, owned by Barefoot Contessa, LLC. The effective date of the land swap was March 1, 2017. Under the Land Swap Agreement, the City has the right to investigate the property for 180 days. Prior to the end (Monday, August 28, 2017) of the Investigation Period, the City has the absolute and unqualified right to terminate the Land Swap Agreement. Further critical dates are detailed in Exhibit 1.

Included as Exhibit 3 is a “marked up” Title Commitment from Landmark Title Services, Inc. Most of the title issues have been resolved, except 1) the Mortgage is outstanding and must be satisfied prior to closing (along with termination of the UCC Financing Statement), 2) the foreclosure action must be dismissed with prejudice and the lis pendens released, 3) the Lender must release its right of first refusal, 4) Barefoot Contessa LLC must provide the appropriate corporate authorizations, along with the closing documents, including a warranty deed and owner’s affidavit, and a 5) surveyor’s affidavit must be secured (regarding contiguity of the five parcels). The City Attorney’s office also recommends amending the Contract to address certain matters.

**Attachments**

Exhibit 1 – Land Swap Agreement

Exhibit 2 – Critical Dates

Exhibit 3- “Marked Up” Title Commitment

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