

RESOLUTION NO. 18-142

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA; DELEGATING AUTHORITY TO THE CITY MANAGER TO APPROVE THE FORM AND CONTENT OF A DECLARATION OF UNITY FOR DEVELOPMENT WITH PIER 66 VENTURES, LLC, PIER 66 PARKING, LLC, SAILS VENTURES, LLC AND TAVISTOCK DEVELOPMENT COMPANY; DELEGATING AUTHORITY TO THE CITY MANAGER TO EXECUTE SUCH ANCILLARY AND SUPPLEMENTAL DOCUMENTS IN CONNECTION WITH THE DEVELOPMENT AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pier 66 Ventures LLC, Pier 66 Parking LLC and Sails Ventures, LLC hold all right, title and interest in multiple parcels legally described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

WHEREAS, the Property includes structures of historical significance which the City seeks to preserve for the benefit of the community; and

WHEREAS, the Development Agreement provides Community benefits; and

WHEREAS, Tavistock Development Company (the "Developer"), in accordance with the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes (2018), has asked the City Commission to approve a Development Agreement attached hereto, in which the Developer agrees to preserve the structures of historic significance; and

WHEREAS, the City Commission finds that redevelopment of the Property, which includes iconic structures serves a public purpose;

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

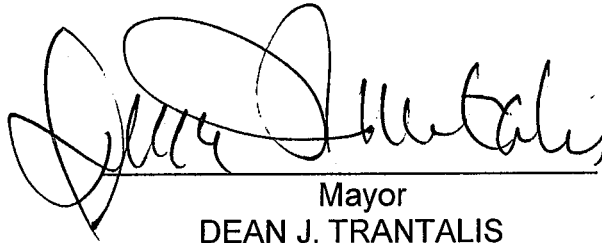
SECTION 1. That the recitals set forth above are true and correct and are incorporated in this Resolution.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida hereby delegates authority to the City Manager to execute any and all ancillary or supplemental documents necessary and incidental to the administration of the Development Agreement and to approve the form and content of the Declaration of Unity for Development.

SECTION 3. That the office of the City Attorney shall review and approve as to form all documents prior to their execution by the City Manager.


SECTION 4. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this the 10th day of July, 2018.



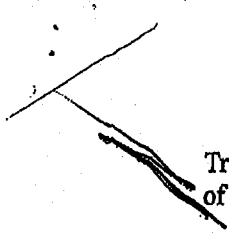
Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
For JEFFREY A. MODARELLI

Exhibit A-1
Legal Description for Pier 66 North



Tract A of KIMBERLY PLAT, according to the plat thereof recorded in Plat Book 130, page 1
of the public records of Broward County, Florida.

Exhibit A-2
Pier 66 Parking Legal Description

Tract A of ALLISON PLAT, according to the plat thereof recorded in Plat Book 130, page 2 of the public records of Broward County, Florida.

Exhibit A-3
NAP Pier 66 Parcel Legal Description

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

All that part of Section 13, Township 50 South, Range 42 East lying between the Easterly right of way line of the Intracoastal Waterway and the Westerly boundary of the subdivision of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33, of the Public Records of Broward County, Florida, and bounded on the South by the extended South Boundary of said subdivision and bounded on the North by the North boundary and extended North boundary of Government Lot 8 of said Section 13.

TOGETHER WITH:

Parcel "A" and Parcel "B", all in HARBOR HEIGHTS according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida.

LESS AND EXCEPT the South 35 feet of the West 420 feet of said Parcel B, and the South 35 feet of said Parcel A, more particularly described as follows:

Begin at the Southeast corner of said Parcel B; thence West along the South Boundary of Said Parcel B a distance of 40 feet to the Point of Beginning of this description; thence West along the South boundaries of said Parcels B and A, a distance of 772.06 feet, more or less to the Northwest corner of Lot 52, Block 7 of the subdivision of HARBOUR HEIGHTS ADDITION, according to the Plat thereof, as recorded in Plat Book 35, Page 21 of the Public Records of Broward County, Florida, which point is also the Southwest corner of said Parcel A of HARBOR HEIGHTS; thence Northwesterly along the Westerly boundary of said Parcel A to a point which is 35 feet North of the extended South boundary of said Parcel A measured along a line parallel to the East boundary of said Parcel A; thence East along a line parallel to the South boundaries of said Parcels A and B a distance of 775 feet more or less to a point 40 feet West of the East boundary of said Parcel B, measured along said line; thence South along a line parallel to the East boundary of said Parcel B a distance of 35 feet to the Point of Beginning.

AND LESS AND EXCEPT that part of said Parcel B described as follows:

Begin at the Southeast corner of said Parcel B and run Northerly along the East boundary line of said Parcel B for a distance of 30 feet to a point; thence Westerly and parallel to the South boundary line of said Parcel B for distance of 20 feet to a point; thence Southerly and parallel to the East boundary line of said Parcel B for a distance of 30 feet to a point on the South boundary line of said Parcel B; thence run Easterly along the South boundary line of said Parcel B a distance of 20 feet to the Point of Beginning.

AND LESS AND EXCEPT that portion of the above-described property lying within Parcel 101 in that certain Order of Taking filed December 17, 1996 in Official Records Book 25787, Page 484 of the Public Records of Broward County, Florida, being more particularly described as follows:

That part of Parcel B of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, lying in Government Lot 8, Section 13, Township 50 South, Range 42 East, being more particularly described as follows:

Commence at the Southwest corner of Parcel "A", said HARBOR HEIGHTS; thence North 05°41'01" West along the West line of said Parcel "A", a distance of 420.62 feet to the South Existing Right Of Way line of State Road A-1A (S.E. 17th Street Causeway) and the North line of said Parcel "A"; thence North 88°13'58" East along said South Existing Right of Way line, a distance of 407.70 feet to the POINT OF BEGINNING; thence continue North 88°13'58" East, along the North line of said Parcel "B" and said South Existing Right of Way line, a distance of 424.79 feet to a point on a curve concave Southwesterly having a chord bearing of South 46°13'17" East; thence Southeasterly along said curve, having a radius of 25.00 feet, through a central angle of 91°05'30", an arc length of 39.75 feet to the end of said curve; thence South 00°40'32" East, along the East line of said Parcel "B" and the West Existing Right of Way line of Harbor Heights Drive (S.E. 23rd Ave.), a distance of 29.35 feet; thence North 46°53'59" West, a distance of 22.93 feet; thence South 88°06'01" West, a distance of 11.00 feet to a point on a curve concave Northeasterly, having a chord bearing of North 82°58'19" West; thence Northwesterly along said curve having a radius of 364.17 feet, through a central angle of 17°51'20", an arc length of 113.49 feet to the end of said curve and to a point of reverse curve concave Southwesterly, having a chord bearing of North 82°54'21" West; thence Northwesterly along said curve, having a radius of 324.80 feet, through a central angle of 17°43'23", an arc of length of 100.47 feet to the end of said curve, thence South 88°13'58" West, a distance of 97.30 feet; thence North 88°46'13" West, a distance of 114.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that portion of the above-described property described fully in Exhibit "C" in that certain Stipulated Partial Final Judgment recorded October 13, 2000 in Official Records Book 30932, Page 495 and referenced in Trustee's Deed to the State of Florida Department of Transportation recorded March 17, 2005 in Official Records Book 39261, Page 1558 of the Public Records of Broward County, Florida being more fully described as follows:

A portion of Parcel "B", HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of said Parcel "B"; thence North $88^{\circ}13'58''$ East, on the North line of said Parcel "B", a distance of 9.75 feet; thence Easterly on the South right-of-way line of State Road A-I-A (S.E. 17th Street Causeway) the following three (3) courses and distances: South $88^{\circ}46'13''$ East, a distance of 114.26 feet; thence North $88^{\circ}13'58''$ East, a distance of 97.30 feet to a point of curve (P.C.(1)); thence Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of $11^{\circ}59'04''$, an arc distance of 67.94 feet to the point of termination (P.O.T.(1)) of the said three (3) courses and distances and the Point of beginning (P.O.B.); thence continuing Easterly on the said South right-of-way line the following four (4) courses and distances; continuing Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of $05^{\circ}44'19''$, an arc distance of 32.53 feet to a point of reverse curve (P.R.C.); thence Southeasterly on a curve to the left, with a radius of 364.17 feet and a central angle of $17^{\circ}51'20''$, an arc distance of 113.49 feet to a point of tangency (P.T.(1)); thence North $88^{\circ}06'01''$ East, a distance of 11.00 feet; thence South $46^{\circ}53'59''$ East, a distance of 22.95 feet to the point of termination P.O.T. (2) of the said four (4) courses and distances; thence South $00^{\circ}43'01''$ East, on the East line of said Parcel "B", a distance of 16.23 feet to a point of cusp; thence Northeasterly on a curve to the left, whose tangent bears North $00^{\circ}43'01''$ West, with a radius of 22.00 feet and a central angle of $91^{\circ}10'58''$, an arc distance of 35.01 feet to a point of tangency (P.O.T. (2)); thence South $88^{\circ}06'01''$ West, a distance of 4.90 feet to a point of curve (P.C. (2)); thence Northwesterly on a curve to the right, with a radius of 374.17 feet and a central angle of $15^{\circ}06'14''$, an arc distance of 98.64 feet; thence North $65^{\circ}05'30''$ West, a distance of 51.06 feet to the Point of Beginning.