

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AUTHORIZING EXECUTION AND DELIVERY BY THE CITY MANAGER OF AN EASEMENT DEED IN FAVOR OF FLORIDA POWER & LIGHT ("FPL") COMPANY FOR INSTALLATION AND OPERATING OF AN ELECTRICAL TRANSFORMER IN AN EASEMENT AREA MEASURING SIXTEEN FEET BY SIXTEEN FEET A SKETCH AND DESCRIPTION OF WHICH IS ATTACHED TO THE EASEMENT DEED ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HERETO SAID EASEMENT AREA GENERALLY BEING LOCATED IN THE PERIPHERY OF THE LEASEHOLD AREA FOR PARKER PLAYHOUSE.

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WHEREAS, the City of Fort Lauderdale owns the lands occupied and leased to Parker Playhouse; and

WHEREAS, improvements to the Parker Playhouse will require the installation and operation of a Florida Power & Light electrical transformer and appurtenant electric power equipment generally located on the periphery of the Parker Playhouse leasehold property; and

WHEREAS, the granting of such an electrical utility easement to Florida Power and Light ("FPL") Company for the installation and operation of the transformer and appurtenant electrical equipment serves a valid municipal purpose, and is in the best interests of the public;

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

SECTION 1. That the authority to execute and deliver the Easement Deed, attached hereto as Exhibit "A" to Florida Power & Light Company is hereby delegated to the City Manager.

SEE EXHIBIT "A"  
FPL EASEMENT DEED  
INCLUDING  
SKETCH AND DESCRIPTION  
ATTACHED HERETO

SECTION 2. That the City Manager is hereby authorized to execute any additional documents or instruments necessary or incidental to consummating the above transaction.

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

ADOPTED this the 9th day of July, 2019.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI

Exhibit "A"

Work Request No. 8766756

Sec. 2, Twp 50 S, Rge 42 E

Parcel I.D. 504202320010  
(Maintained by County Appraiser)

**EASEMENT  
(BUSINESS)**

This Instrument Prepared By

Name: Troy Lewis  
Co. Name: FPL  
Address: 3020 NW 19<sup>th</sup> ST  
Fort Lauderdale, FL 33311

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 20\_\_.

Signed, sealed and delivered in the presence of:

Entity name City of Fort Lauderdale

\_\_\_\_\_  
(Witness' Signature)

By: \_\_\_\_\_

Print Name: \_\_\_\_\_  
(Witness)

Print Name: Chris Lagerbloom, City Manager

\_\_\_\_\_  
(Witness' Signature)

Print Address: 100 North Andrews Avenue

Print Name: \_\_\_\_\_  
(Witness)

Fort Lauderdale, FL 33301

STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Chris Lagerbloom, the City Manager of the City of Fort Lauderdale a municipal corporation, who is personally known to me or has produced \_\_\_\_\_ as identification, and who did (did not) take an oath.  
(Type of Identification)

My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature

Print Name \_\_\_\_\_



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
PHONE (954) 763-7611 \* FAX (954) 763-7615

**SCALE 1" = 30'**

**SKETCH AND DESCRIPTION**  
**16' X 16' FPL EASEMENT**  
**PARKER PLAYHOUSE**

**LEGAL DESCRIPTION:**

A portion of Tract "A", THEATER CENTER, according to the plat thereof, as recorded in Plat Book 53, Page 5, of the public records of Broward County, Florida, more fully described as follows:

Commenceing at the Northwest corner of said Tract "A"; thence South 89°59'00" East, on the North line of said Tract "A", a distance of 111.50 feet to the Point of Beginning; thence continuing South 89°59'00" East, on said North line, a distance of 16.00 feet; thence South 00°00'00" East, on the West right-of-way line of N.E. 7th Avenue, a distance of 16.00 feet; thence North 89°59'00" West, a distance of 16.00 feet; thence North 00°00'00" East, a distance of 16.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 256 square feet or 0.0059 acres more or less.

LOT 6, BLOCK 251, PROGRESSO  
(PLAT BOOK BOOK 2, PG. 18, D.C.R.)

NORTH LINE, TRACT "A"

S89°59'00"E

111.50'

POINT OF BEGINNING  
POINT OF COMMENEMENT  
NW CORNER, TRACT "A"

16' X 16' FPL EASEMENT  
(256 SQUARE FEET)

TRACT "A", THEATER CENTER (PLAT BOOK 63, PG. 5, B.C.R.)

S89°59'00"E

16.00'

N00°00'00"E

16.00'

16.00'

N89°59'00"W

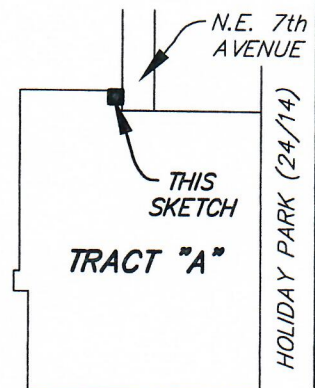
16.00'

WEST  
R/W LINE

N.E. 7th  
AVENUE  
(40' R/W)

NORTH LINE,  
TRACT "A"

**EXHIBIT "A"**



SANDY NININGER DRIVE  
(N.E. 8th STREET)

**SITE LAYOUT**  
**NOT TO SCALE**

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of Tract "A", as South 89°59'00" East.

**CERTIFICATION**

Certified Correct. Dated at  
Fort Lauderdale, Florida this  
24th day of May, 2019.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-4315

CHECKED BY: \_\_\_\_\_

REF. DWG.: 18-3-15

C: \JMMjr\2019\V4315 (FPL)