

RESOLUTION NO. 20-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, ACCEPTING BID OF STILES CORPORATION FOR THE LEASING, DEVELOPMENT, AND IMPROVEMENT OF PROPERTY OWNED BY THE CITY OF FORT LAUDERDALE, LOCATED AT 100 SE 1ST STREET AND 155 SE 2ND STREET, FORT LAUDERDALE, FLORIDA, 33301, SUCH LAND AND IMPROVEMENTS BEING MORE PARTICULARLY DESCRIBED BELOW, AUTHORIZING NEGOTIATION AND PREPARATION OF A LEASE PURSUANT TO SECTION 8.09 OF THE CITY CHARTER; AND REQUIRING PUBLICATION OF NOTICE OF A PUBLIC HEARING ON DECEMBER 15, 2020, WHEN THE CITY COMMISSION WILL REVIEW AND EVALUATE THE LEASE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Lauderdale, Florida ("the City") owns certain lands and improvements located at 100 SE 1st Street and 155 SE 2nd Street, Fort Lauderdale, Florida 33301; and

WHEREAS, pursuant to Resolution No. 20-81 (incorporated herein by reference), the City Commission of the City of Fort Lauderdale declared its intent to lease the lands and improvements located at 100 SE 1st Street and 155 SE 2nd Street, Fort Lauderdale, Florida 33301; and

WHEREAS, pursuant to Resolution No. 20-81 the City Commission of the City of Fort Lauderdale notified the public the date for receiving and evaluating bids from interested persons to lease the Property was September 17, 2020; and

WHEREAS, the City Commission received three (3) bids. One (1) from BH3 Management, one (1) from Skyland Development Group LLC, and one (1) from Stiles Corporation; and

WHEREAS, the City Commission finds that negotiation with Stiles Corporation, 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 accepts the bid Stiles Corporation, subject to negotiation of an acceptable lease for the lands and improvements located 100 SE 1st Street and 155 SE 2nd Street, Fort Lauderdale, Florida 33301 (as described in Exhibit "A", attached hereto and made a part hereof) in 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.

SECTION 3. The City Commission reserves the right to reject the lease if the terms and conditions are not acceptable in its sole and absolute discretion.

SECTION 4. The terms and conditions of the lease shall comply with the City Charter and shall not exceed a base term of fifty (50) years, inclusive of renewal periods.

SECTION 5. That a Public Hearing shall be heard before the City Commission on Tuesday, December 15, 2020, at 6:00 p.m., at City Hall, located at 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 or as soon thereafter as can be heard, regarding the proposed lease at which time citizens and taxpayers shall have the opportunity to object to the execution, form or conditions of the proposed lease, and, if the City Commission is satisfied with the terms and conditions of the proposed lease, the Commission will pass a resolution authorizing execution of the lease by the proper City Officials.

SECTION 6. That the City Clerk shall cause this Resolution to be published in full in the official newspaper for two (2) consecutive weeks, with the first publication being at least twelve (12) days before the date of such public hearing and second publication seven (7) days after the first publication.

SECTION 7. That the Effective Date of this Resolution is the date of adoption.

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ADOPTED this ____ day of _____, 2020.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI

EXHIBIT A

LEGAL DESCRIPTION

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 less areas taken or deeded for street right-of-ways, in Block "B" of Stranahan's Subdivision of Lots 13 to 18, inclusive, in Block 14 of the Town of Fort Lauderdale, according to the Plat thereof, recorded in Plat Book 3, at page 10 of the Public Records of Dade County, Florida; and

Lots 18, 19, 20, 21, 22, 23, 24 and 25, less areas taken or deeded for street right-of-ways, of Eva A. Oliver's Subdivision of Block 28 of the Town of Fort Lauderdale, according to the Plat thereof, recorded in Plat Book 1, at page 37 of the Public Records of Dade County, Florida.

LEGAL DESCRIPTION

A portion of Block "B" – "Stranahan's Subdivision of Lots 13 to 18 inclusive, Block 14, Town of Fort Lauderdale," as recorded in Plat Book 3, Page 10 of the Public Records of Dade County, Florida – Together With: -

Portion of that certain 10 foot alley, lying within said Block "B" and being all more fully described as follows:

Commencing at the N.E. corner of Lot 17 of said Block "B"; thence S.0°00'19"E., along the East line of said Lot 17, a distance of 5 feet to the point of beginning; thence N.89°53'00"W., along the line 5 feet South and parallel with the North line of said Block "B", a distance of 115.10 feet; thence S.45°03'20"W., a distance of 28.31 feet; thence S.0°00'19"E. along a line 10 feet East of and parallel with the West line of Said Block "B", a distance of 245 feet; thence S.44°56'40"E., a distance of 28.25 feet; thence S.89°53'00"E, along a line 10 feet North of and parallel with the South line of said Block "B" a distance of 240.28 feet; thence N.45°03'20"E., a distance of 28.31 feet; thence N.0°00'19"W., along a line 10 feet West of and parallel with the East line of said Block "B", a distance of 245 feet; thence N.44°56'40"W., a distance of 28.25 feet; thence N.89°53'00"W., along a line 5 feet South of and parallel with the North line of said Block "B", a distance of 125.18 feet to the point of beginning. – Together With –

Portions of Lots 18, 19, 20, 21, 22, 23, 24 and 25, Block 28, "Eva A. Oliver's Subdivision of Block 28, Town of Fort Lauderdale," as recorded in Plat Book 1, Page 37 of the Public Records of Dade County, Florida, - Together With –

That certain 10 foot alley lying between the above said Lots and being all more fully described as follows:

Commencing at the S.E. corner of said Lot 19; thence N.89°53'00"W. along the South line of said Lot 19, a distance of 10 feet to the point of beginning; thence N.0°00'19"W., along the line 10 feet West of and parallel with the East line of said Block 28, a distance of 170.04 feet; thence N.44°56'40"W., a distance of 28.25 feet; thence N.89°53'00"W., along a line 10 feet South of and parallel with the North line of said Block 28, a distance of 240.28 feet; thence S.45°03'28"W., a distance of 28.31 feet; thence S.0°00'19"E. along the line 10 feet East of and parallel with the West line of said Block 28, a distance of 169.96 feet; thence S.89°53'00"E., along the South line of said Lots 18 and 19 and the extension thereof, a distance of 280.28 feet to the point of beginning.