

Resolution No. 2020-388

1
2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 AUTHORIZING THE CONVEYANCE OF CERTAIN
5 PARCELS OF REAL PROPERTY TO THE CITY OF
6 LAUDERHILL ("CITY") PURSUANT TO SECTION 125.38,
7 FLORIDA STATUTES; DETERMINING THAT CITY APPLIED
8 FOR THE CONVEYANCE OF THE COUNTY-OWNED
9 PARCELS FOR THE PURPOSE STATED HEREIN IN
10 ACCORDANCE WITH SECTION 125.38, FLORIDA
11 STATUTES; DETERMINING THAT THE PURPOSE STATED
12 HEREIN PROMOTES PUBLIC OR COMMUNITY INTEREST
13 AND WELFARE; DETERMINING THAT THE PARCELS ARE
14 REQUIRED BY CITY FOR THE PURPOSE STATED
15 HEREIN AND ARE NOT NEEDED FOR COUNTY
16 PURPOSES; AND PROVIDING FOR SEVERABILITY AND
17 AN EFFECTIVE DATE.

18 WHEREAS, Broward County ("County") holds title to certain parcels of real
19 property located in the City of Lauderhill ("City"), identified as folio numbers
20 4941-2201-0180 and 4941-2201-0170 ("Parcels"), which are more particularly described
21 in the legal descriptions within the quitclaim deeds, attached to and made a part of this
22 Resolution as Exhibit A and Exhibit B, respectively ("Quitclaim Deeds").

23 WHEREAS, Section 125.38, Florida Statutes, states that if "the state or any
24 political subdivision or agency thereof, or any municipality of this state...should desire
any real or personal property that may be owned by any county of this state or by its board
of county commissioners, for public or community interest and welfare, then the...state or
such political subdivision, agency, municipality...may apply to the board of county
commissioners for a conveyance or lease of such property. Such board, if satisfied that
such property is required for such use and is not needed for county purposes, may

1 thereupon convey or lease the same at private sale to the applicant for such price,
2 whether nominal or otherwise, as such board may fix, regardless of the actual value of
3 such property. The fact of such application being made, the purpose for which such
4 property is to be used, and the price or rent therefor shall be set out in a resolution duly
5 adopted by such board”;

6
7 WHEREAS, City desires to acquire the Parcels for right-of-way purposes (“Stated
8 Purpose”);

9
10 WHEREAS, City applied to the Board of County Commissioners of Broward
11 County, Florida (“Board”), for the conveyance of the Parcels for the Stated Purpose;

12
13 WHEREAS, the Board supports the use of the Parcels for the Stated Purpose; and

14
15 WHEREAS, the Board desires to approve and authorize the conveyance of the
16 Parcels to City for the Stated Purpose, NOW, THEREFORE,

17
18 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
19 BROWARD COUNTY, FLORIDA:

20
21 Section 1. The recitals set forth in the preamble to this Resolution are true,
22 accurate, and deemed incorporated by reference herein as though set forth in full
23 hereunder.

1 Section 2. The Board finds that (1) City applied to the Board for the conveyance
2 of the Parcels for the Stated Purpose in accordance with Section 125.38, Florida Statutes;
3 (2) the Stated Purpose promotes public or community interest and welfare; and (3) the
4 Parcels are required by City for the Stated Purpose and are not needed for County
5 purposes.

6
7 Section 3. The Board authorizes the conveyance of the Parcels to City for the
8 Stated Purpose in exchange for the total price of Ten Dollars (\$10.00).

9
10 Section 4. The Board authorizes the Mayor or Vice-Mayor of the Board to
11 execute the Quitclaim Deeds in the same form as Exhibit A and Exhibit B and authorizes
12 the County Administrator to attest to such execution.

13
14 Section 5. The Quitclaim Deeds shall be properly recorded in the Public
15 Records of Broward County, Florida.

16
17 Section 6. Severability. If any portion of this Resolution is determined by any
18 court to be invalid, the invalid portion will be stricken, and such striking will not affect the
19 validity of the remainder of this Resolution. If any court determines that this Resolution,
20 in whole or in part, cannot be legally applied to any individual, group, entity, property, or
21 circumstance, such determination will not affect the applicability of this Resolution to any
22 other individual, group, entity, property, or circumstance.

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Section 7. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this 25 day of August, 2020. #64

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By /s/ Sara F. Cohen 3/11/2020
Sara F. Cohen (Date)
Assistant County Attorney

By /s/ Annika E. Ashton 3/11/2020
Annika E. Ashton (Date)
Deputy County Attorney

SC/mdw
Parcel Transfer to Lauderhill
3/11/2020
#490651

Return recorded copy to:
Broward County Facilities Management Division
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

EXHIBIT A

This document prepared by
and approved as to form by:
Sara F. Cohen
Broward County Attorney's Office
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio Number 4941-2201-0180

QUITCLAIM DEED

(Pursuant to Section 125.411 and Section 125.38, Florida Statutes)

THIS QUITCLAIM DEED, made this ___ day of _____, 2020, by **BROWARD COUNTY, a political subdivision of the State of Florida** ("Grantor"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and the **City of Lauderhill, a Florida municipal corporation** ("Grantee"), whose address is 5581 W. Oakland Park Boulevard, Lauderhill, Florida 33313.

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, all of Grantor's rights, title, and interest, if any, in and to the following described lands, lying and being in Broward County, Florida, to wit:

See Exhibit A-1 attached hereto and made a part hereof

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever

THIS CONVEYANCE IS SUBJECT TO all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2020 and all subsequent years.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

GRANTOR

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By: _____
Mayor

____ day of _____, 2020

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By: _____
Sara F. Cohen (Date)
Assistant County Attorney

By: _____
Annika E. Ashton (Date)
Deputy County Attorney

REF: Approved BCC _____ Item No: _____
Return to BC Real Property Section

Exhibit A-1

A portion of FORT LAUDERDALE TRUCK FARMS, as recorded in Plat Book 4 at Page 31 of the Public Records of Broward County, Florida, lying in Section 22, Township 49 South, Range 41 East, Broward County Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence South 89 degrees 59 minutes 04 seconds West along the North line of said Section 22 for 1439.91 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue South 89 degrees 59 minutes 04 seconds West along the North line of said Section 22 for 1260.00 feet to a Point of Curvature; thence Southwesterly and Southerly along a circular curve to the left having a radius of 1575.00 feet, a central angle of 120 degrees 26 minutes 41 seconds for an arc distance of 3310.90 feet to the Point of Tangency; thence South 30 degrees 27 minutes 37 seconds East for 1658.58 feet; to a Point of Curvature; thence Southerly along a circular curve to the right having a radius of 1575.00 feet, a central angle of 30 degrees 31 minutes 39 seconds for an arc distance of 839.17 feet to the Point of Tangency; thence South 0 degrees 04 minutes 02 seconds West for 262.57 feet (the last five mentioned courses being coincident with the centerline of Northwest 44th Street and Inverrary Boulevard West respectively as shown on that certain plat of CITY OF LAUDERHILL SECTION TWO, as recorded in Plat Book 82 at Page 20 of the Public Records of Broward County, Florida); thence South 79 degrees 24 minutes 47 seconds East along the Easterly extension of the Northerly Right-of-Way line of OAKLAND PARK BOULEVARD as shown on that certain Right-of-Way plat of OAKLAND PARK BOULEVARD, as recorded in Plat Book 77 at Page 17 of the Public Records of Broward County, Florida, for 68.20 feet to a Point of Curvature; thence Westerly and Northerly along a circular curve to the right having a radius of 25 feet, a central angle of 79 degrees 28 minutes 49 seconds for an arc distance of 34.68 feet to the Point of Tangency; thence North 0 degrees 04 minutes 02 seconds East for 254.52 feet to a Point of Curvature; thence Northwesterly along a circular curve to the left, having a radius of 1625.00 feet, a central angle of 30 degrees 31 minutes 39 seconds for an arc distance of 865.81 feet to the Point of Tangency; thence North 30 degrees 27 minutes 37 seconds West for 1658.58 feet to a Point of Curvature; thence Northerly and Northeasterly along a circular curve to the right having a radius of 1525.00 feet, a central angle of 120 degrees 26 minutes 41 seconds for an arc distance of 3205.79 feet to the Point of Tangency; thence North 89 degrees 59 minutes 04 seconds East along a line parallel with and 50.00 feet South of as measured at right angles to the North line of said Section 22 for 1235.00 feet to a Point of Curvature; (the last five mentioned courses being parallel and concentric with the centerline of Inverrary Boulevard West and Northwest 44th Street as shown on the said plat of CITY OF LAUDERHILL SECTION TWO) thence Southeasterly and Southerly along a circular curve to the right having a radius of 25.00 feet, a central angle of 89 degrees 59 minutes 54 seconds for an arc distance of 39.27 feet to the Point of Tangency; thence North 0 degrees 00 minutes 50 seconds West for 75.00 feet to the Point of Beginning, lying and being in the City of Lauderhill, Broward County, Florida.

Return recorded copy to:
Broward County Facilities Management Division
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

EXHIBIT B

This document prepared by
and approved as to form by:
Sara F. Cohen
Broward County Attorney's Office
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio Number 4941-2201-0170

QUITCLAIM DEED

(Pursuant to Section 125.411 and Section 125.38, Florida Statutes)

THIS QUITCLAIM DEED, made this ___ day of _____, 2020, by **BROWARD COUNTY, a political subdivision of the State of Florida** ("Grantor"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and the **City of Lauderhill, a Florida municipal corporation** ("Grantee"), whose address is 5581 W. Oakland Park Boulevard, Lauderhill, Florida 33313.

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, all of Grantor's rights, title, and interest, if any, in and to the following described lands, lying and being in Broward County, Florida, to wit:

See Exhibit B-1 attached hereto and made a part hereof

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever

THIS CONVEYANCE IS SUBJECT TO all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2020 and all subsequent years.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

GRANTOR

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By: _____
Mayor

____ day of _____, 2020

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By: _____
Sara F. Cohen (Date)
Assistant County Attorney

By: _____
Annika E. Ashton (Date)
Deputy County Attorney

REF: Approved BCC _____ Item No: _____
Return to BC Real Property Section

Exhibit B-1

Parcel A

A parcel of land on Tract 14, Section 22, Township 49 South, Range 41 East, according to the Plat of "FORT LAUDERDALE TRUCK FARMS" as recorded in Plat Book 4, Page 31, Public Records of Broward County, Florida, described as follows:

BEGINNING at the intersection of the Northerly right-of-way line of Oakland Park Boulevard with the centerline of Inverrary Boulevard West as shown on the Plat of 'CITY OF LAUDERHILL SECTION TWO', as recorded in Plat Book 82, Page 20, Public Records of Broward County, Florida;

THENCE on an assumed bearing of North 0°27'07" West along said centerline of Inverrary Boulevard West, a distance of 48.29 feet;

THENCE North 89°32'53" East a distance of 53.00 feet;

THENCE South 00°27'07" East along a line 53.00 feet East of and parallel with said centerline of Inverrary Boulevard West, a distance of 37.33 feet;

THENCE South 40°11'52" East a distance of 31.97 feet to a point on the Northerly right-of-way line of Oakland Park Boulevard as described in Official Record Book 5413, Page 933, Public Records of Broward County, Florida;

THENCE North 79°56'37" West along said Northerly right-of-way line of Oakland Park Boulevard, a distance of 74.69 feet to the POINT OF BEGINNING;

Containing 0.07 acres, more or less.

Parcel B

A parcel of land on Tract 14, Section 22, Township 49 South, Range 41 East, according to the Plat of "FORT LAUDERDALE TRUCK FARMS" as recorded in Plat Book 4, Page 31, Public Records of Broward County, Florida, described as follows:

BEGINNING at the Northeasterly corner of Track "A" of "LAUDERHILL MUNICIPAL TRACT" as recorded in Plat Book 85, Page 7, Public Records of Broward County, Florida;

THENCE on an assumed bearing of South 0°27'07" East along the East line of said Tract "A", a distance of 204.16 feet to the South line of said Section 22;

THENCE North 89°32'54" East along the South line of said Section 22 a distance of 25.00 feet;

THENCE 0°27'07" West a distance of 169.46 feet;

THENCE North 49°48'08" East a distance of 38.44 feet to a point on the Southerly right-of-way line of Oakland Park Boulevard as described in Official Records Book 5413, Page 933, Public Records of Broward County, Florida;

THENCE North 79°56'37" West along said Southerly right-of-way line of Oakland Park Boulevard a distance of 55.49 feet to the POINT OF BEGINNING;

Containing 0.127 acres, more or less.

STATE OF FLORIDA)

) SS

COUNTY OF BROWARD)

I, Bertha Henry, County Administrator, in and for Broward County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution 2020-388 the same appears in the minutes of said Board of County Commissioners meeting held on the 25th day of August, 2020. (Item 64)

IN WITNESS WHEREOF, I have hereunto set my hand and official seal dated this 28th day of August, 2020.



(SEAL)

BERTHA HENRY
COUNTY ADMINISTRATOR

By *Maylene Darby*
Deputy Clerk