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2 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
3 COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF A CERTAIN PARCEL OF
4 REAL PROPERTY TO THE CITY OF COCONUT CREEK PURSUANT TO
5 SECTION 125.38, FLORIDA STATUTES; DETERMINING THAT THE REAL
6 PROPERTY IS NOT NEEDED FOR COUNTY PURPOSES; DETERMINING THAT THE
7 USE STATED HEREIN PROMOTES THE PUBLIC OR COMMUNITY INTEREST AND
8 WELFARE; AUTHORIZING THE EXECUTION AND RECORDATION OF THE
9 QUITCLAIM DEED CONVEYING THE REAL PROPERTY; AND PROVIDING FOR
10 SEVERABILITY AND AN EFFECTIVE DATE.

11
12 WHEREAS, Broward County ("County") holds title to a certain parcel of real
13 property ("Property") located in the City of Coconut Creek ("City"), which Property is more
14 particularly described in the legal description within the quitclaim deed attached hereto
15 and made a part of this Resolution as Attachment A ("Quitclaim Deed");

16 WHEREAS, the City applied to the Board of County Commissioners of Broward
17 County, Florida ("Board"), for the conveyance of the Property to City for right-of-way
18 purposes ("Stated Purpose");

19 WHEREAS, Section 125.38, Florida Statutes, states that if "the state or any
20 political subdivision or agency thereof, or any municipality of this state . . . should desire
21 any real or personal property that may be owned by any county of this state or by its board
22 of county commissioners, for public or community interest and welfare, then the . . . state

23 or such political subdivision, agency, municipality . . . may apply to the board of county
24 commissioners for a conveyance or lease of such property. Such board, if satisfied that
25 such property is required for such use and is not needed for county purposes, may
26 thereupon convey or lease the same at private sale to the applicant for such price,
27 whether nominal or otherwise, as such board may fix, regardless of the actual value of
28 such property. The fact of such application being made, the purpose for which such
29 property is to be used, and the price or rent therefor shall be set out in a resolution duly
30 adopted by such board"; and

31 WHEREAS, the Board supports the use of the Property for the Stated Purpose
32 and desires to approve and authorize the conveyance of the Property to City for the Stated
33 Purpose, NOW, THEREFORE,

34 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
35 BROWARD COUNTY, FLORIDA:

36 Section 1. The recitals set forth in the preamble to this Resolution are true,
37 accurate, and deemed incorporated by reference herein as though set forth in full
38 hereunder.

39 Section 2. The Board finds that (1) City applied to the Board for the conveyance
40 of the Property for the Stated Purpose in accordance with Section 125.38, Florida
41 Statutes; (2) the Stated Purpose promotes public or community interest and welfare; and
42 (3) the Property is required by City for the Stated Purpose and is not needed for County
43 purposes.

44 Section 3. The Board authorizes the conveyance of the Property to City for the
45 Stated Purpose in exchange for the price of Ten Dollars (\$10.00).

46 Section 4. The Board authorizes the Mayor or Vice-Mayor of the Board to
47 execute the Quitclaim Deed in the same form as Attachment A and authorizes the County
48 Administrator to attest to such execution.

49 Section 5. The Quitclaim Deed shall be properly recorded in the Official
50 Records of Broward County, Florida.

51 Section 6. Severability.

52 If any portion of this Resolution is determined by any court to be invalid, the invalid
53 portion will be stricken, and such striking will not affect the validity of the remainder of this
54 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
55 legally applied to any individual, group, entity, property, or circumstance, such
56 determination will not affect the applicability of this Resolution to any other individual,
57 group, entity, property, or circumstance.

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59

Section 7. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this 22nd day of August, 2023. (H10)

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

By: /s/ Christina A. Price 07/19/2023
Christina A. Price (date)
Assistant County Attorney

By: /s/ Annika E. Ashton 07/19/2023
Annika E. Ashton (date)
Deputy County Attorney

Attachment A

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

This document is prepared by
and approved as to form by:
Christina A. Price
Office of the County Attorney
Broward County, Florida
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 484218010550

QUITCLAIM DEED

(Pursuant to Sections 125.411 and 125.38, Florida Statutes)

THIS QUITCLAIM DEED is made this ___ day of _____, 2023, by BROWARD COUNTY, a political subdivision of the State of Florida ("Grantor"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and CITY OF COCONUT CREEK, a Florida municipal corporation ("Grantee"), whose address is 4800 West Copans Road, Coconut Creek, Florida 33063.

(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 considerations, 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, attached hereto and made a part hereof ("Property").

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 2023 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 Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

(Official Seal)

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____
Mayor

____ day of _____, 20____

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

By: _____
Christina A. Price (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

LEGAL DESCRIPTION OF PROPERTY

Folio Number

484218010550

Legal Description

The North 20 feet of Track 42 in Block 89 of Palm Beach Farms according to the Palm Beach Farms Company's Plat No.3, recorded in Plat Book 2, at pages 45 to 54, inclusive, of the public records of Palm Beach County, Florida.