

1 RESOLUTION NO. 2020-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 APPROVING AND AUTHORIZING THE CONVEYANCE OF
5 CERTAIN COUNTY-OWNED PARCELS TO THE
6 CITY OF MIRAMAR PURSUANT TO SECTION 197.592(3),
7 FLORIDA STATUTES; AND PROVIDING
8 FOR SEVERABILITY AND AN EFFECTIVE DATE.

9 WHEREAS, Broward County ("County") acquired title to certain parcels of real
10 property located in the City of Miramar ("City") and identified as folio numbers
11 5141-20-26-1440 and 5141-28-02-0071 ("Parcels"), which are more particularly
12 described in the legal descriptions within the quitclaim deeds attached to and made a part
13 of this Resolution as Attachment A and Attachment B, respectively, ("Quitclaim Deeds"),
14 which Parcels escheated to the County by virtue of delinquent ad valorem tax payments
15 in accordance with law;

16 WHEREAS, Section 197.592(3), Florida Statutes, provides that
17 "[l]ands acquired by any county of the state for delinquent taxes in accordance with law
18 which have not been previously sold, acquired for infill housing, or dedicated by the board
19 of county commissioners, which the board of county commissioners has determined are
20 not to be conveyed to the record fee simple owner . . . and which are located within the
21 boundaries of an incorporated municipality of the county shall be conveyed to the
22 governing board of the municipality in which the land is located. Such lands conveyed to
23 the municipality shall be freely alienable to the municipality without regard to third parties.
24 Liens of record held by the county on such parcels conveyed to a municipality shall not

1 survive the conveyance of the property to the municipality []”;

2
3 WHEREAS, the Parcels have not been previously sold, acquired for infill housing,
4 or dedicated by the Board of County Commissioners of Broward County, Florida
5 (the “Board”); and

6
7 WHEREAS, the Board has determined that the Parcels should not be conveyed to
8 the prior record fee simple owners because such owners have not filed a verified written
9 application or petition with the Board seeking the restitution of the Parcels in the manner
10 prescribed by Section 197.592, Florida Statutes, NOW, THEREFORE,

11
12 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
13 BROWARD COUNTY, FLORIDA:

14
15 Section 1. The recitals set forth in the preamble to this Resolution are true,
16 accurate, and incorporated by reference herein as though set forth in full hereunder.

17 Section 2. Pursuant to Section 197.592(3), Florida Statutes, the Board
18 authorizes the conveyance of the Parcels to the City.

19 Section 3. The Board authorizes the Mayor or Vice-Mayor of the Board to
20 execute the Quitclaim Deeds, in the form of the attached Attachment A and
21 Attachment B, and the County Administrator to attest to the execution.

22 Section 4. The Quitclaim Deeds shall be properly recorded in the Public
23 Records of Broward County, Florida.

24

1 Section 5. The Parcels conveyed shall be freely alienable by the
2 City without regard to third parties, and the County's liens of record on the Parcels shall
3 not survive the conveyance of the Parcels to the City.

4 Section 6. Severability.

5 If any portion of this Resolution is determined by any court to be invalid, the invalid
6 portion will be stricken, and such striking will not affect the validity of the remainder of this
7 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
8 legally applied to any individual, group, entity, property, or circumstance, such
9 determination will not affect the applicability of this Resolution to any other individual,
10 group, entity, property, or circumstance.

11 Section 7. Effective Date.

12 This Resolution is effective upon adoption.

13
14 ADOPTED this _____ day of _____, 2020.

15
16 Approved as to form and legal sufficiency:
17 Andrew J. Meyers, County Attorney

18 By /s/ Sara F. Cohen 01/09/2020
19 Sara F. Cohen (Date)
20 Assistant County Attorney

21 By /s/ Annika E. Ashton 01/09/2020
22 Annika E. Ashton (Date)
23 Deputy County Attorney

Attachment A

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

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: 5141-20-26-1440

QUITCLAIM DEED

(Pursuant to Section 125.411 and Section 197.592(3), 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 **City of Miramar, a Florida municipal corporation** ("Grantee"), whose address is 2300 Civic Center Place, Miramar, Florida 33025

(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 ("Property"), to wit:

PROSPER POINTE 149-16 B PARCEL E; being the same property conveyed to Broward County pursuant to Tax Deed 25988, dated October 28, 2014, recorded in Instrument Number 112640591 of the Public Records of Broward County, Florida.

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.

Provided, however, that such Property shall be freely alienable to Grantee without regard to third parties, and Grantor's liens of record on such Property shall not survive this conveyance of the Property to Grantee.

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

(Official Seal)
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

SC/mdw
01/09/2020
#:487246

Attachment B

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

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: 5141-28-02-0071

QUITCLAIM DEED

(Pursuant to Section 125.411 and Section 197.592(3), 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 **City of Miramar, a Florida municipal corporation** ("Grantee"), whose address is 2300 Civic Center Place, Miramar, Florida 33025

(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 ("Property"), to wit:

THE KNOLLS 1ST SECTION 69-48 B LOT 7 S 5 BLK 1; being the same property conveyed to Broward County pursuant to Tax Deed 24153, dated October 28, 2014, recorded in Instrument Number 112640592 of the Public Records of Broward County, Florida.

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.

Provided, however, that such Property shall be freely alienable to Grantee without regard to third parties, and Grantor's liens of record on such Property shall not survive this conveyance of the Property to Grantee.

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

(Official Seal)
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

SC/mdw
01/09/2020
#:487245