

1 RESOLUTION NO. 2020-

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

10 WHEREAS, Broward County (the "County") acquired title to certain parcels of real  
11 property located in the City of Oakland Park (the "City") and identified as folio numbers  
12 4942-11-00-0460 and 4942-28-00-0264 (the "Parcels"), which are more particularly  
13 described in the legal descriptions within the quitclaim deeds attached to and made a part  
14 of this Resolution as Exhibit A and Exhibit B (the "Quitclaim Deeds"), which Parcels  
15 escheated to the County by virtue of delinquent ad valorem tax payments in accordance  
16 with law;

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

1 held by the county on such parcels conveyed to a municipality shall not survive the  
2 conveyance of the property to the municipality [ ]”;

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

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

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

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

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

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

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

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 11/25/19  
19 Sara F. Cohen (Date)  
20 Assistant County Attorney

21 By /s/ Annika E. Ashton 11/25/19  
22 Annika E. Ashton (Date)  
23 Deputy County Attorney

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: 4942 11 00 0460

**QUITCLAIM DEED**

(Pursuant to Section 125.411 and Section 197.592(3), Florida Statutes)

THIS QUITCLAIM DEED, made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by **BROWARD COUNTY, a political subdivision of the State of Florida** (the "Grantor"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **City of Oakland Park, a Florida municipal corporation** (the "Grantee"), whose address is 3650 NE 12th Avenue, Oakland Park, Florida 33334

(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 (the "Property"), to wit:

11-49-42 THAT PT OF S1/2 OF S1/2 OF SW1/4 LYING BET FEC RR & CO RD; being the same property conveyed to Broward County pursuant to Tax Deed 11632, dated April 18, 1991, recorded in OR BK 18487, Page 605 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 2019 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

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 \_\_\_\_\_, 20\_\_

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  \_\_\_\_\_ 11/25/19  
Sara F. Cohen (Date)  
Assistant County Attorney

By  \_\_\_\_\_ 11/25/19  
Annika E. Ashton (Date)  
Deputy County Attorney

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

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:  
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Broward County Attorney's Office  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, FL 33301

Folio: 4942 28 00 0264

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28-49-42 N 25 OF THAT PT OF SE1/4 OF SE1/4 OF NW1/4 LYING NW OF SAL R/W; being the same property conveyed to Broward County pursuant to Tax Deed 15334, dated December 20, 2000, recorded in Instrument Number 101233864 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.

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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 \_\_\_\_\_, 20\_\_

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  
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SC/mdw  
QCD Folio 4942-28-00-0264  
11/25/19  
#:478092