

1 RESOLUTION NO. 2020-

2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY,  
4 FLORIDA, AUTHORIZING THE CONVEYANCE OF  
5 CERTAIN COUNTY-OWNED REAL PROPERTY TO  
6 THE CITY OF PLANTATION PURSUANT TO  
SECTION 125.38, FLORIDA STATUTES; AND  
PROVIDING FOR SEVERABILITY AND AN  
EFFECTIVE DATE.

7 WHEREAS, Broward County ("County") holds title to certain real property located  
8 in the City of Plantation ("City") and identified as folio number 5041-0901-0014 ("Parcel"),  
9 which is more particularly described in the legal description within the quitclaim deed  
10 attached hereto and made a part of this Resolution as Attachment A ("Quitclaim Deed");

11 WHEREAS, Section 125.38, Florida Statutes, states that if "the state or any  
12 political subdivision or agency thereof, or any municipality of this state...should desire  
13 any real or personal property that may be owned by any county of this state or by its board  
14 of county commissioners, for public or community interest and welfare, then the...state or  
15 such political subdivision, agency, municipality...may apply to the board of county  
16 commissioners for a conveyance or lease of such property. Such board, if satisfied that  
17 such property is required for such use and is not needed for county purposes, may  
18 thereupon convey or lease the same at private sale to the applicant for such price,  
19 whether nominal or otherwise, as such board may fix, regardless of the actual value of  
20 such property. The fact of such application being made, the purpose for which such  
21 property is to be used, and the price or rent therefor shall be set out in a resolution duly  
22 adopted by such board";

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1           WHEREAS, the City applied to the Board of County Commissioners of Broward  
2 County, Florida ("Board") for the conveyance of the Parcel for right-of-way purposes  
3 ("Stated Purpose"); and

4           WHEREAS, the Board supports the use of the Parcel for the Stated Purpose, and  
5 desires to approve and authorize the conveyance of the Parcel to City for the  
6 Stated Purpose, NOW, THEREFORE,

7           BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
8 BROWARD COUNTY, FLORIDA:

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

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

16           Section 3. The Board authorizes the conveyance of the Parcel to City for the  
17 Stated Purpose in exchange for the total price of Ten Dollars (\$10.00).

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

21           Section 5. The Quitclaim Deed shall be properly recorded in the  
22 Public Records of Broward County, Florida.

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1 Section 6. Severability.

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

8 Section 7. Effective Date.

9 This Resolution is effective upon adoption.

10  
11 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

12  
13 Approved as to form and legal sufficiency:  
14 Andrew J. Meyers, County Attorney

15 By /s/ Christina A. Blythe 09/17/2020  
16 Christina A. Blythe (Date)  
17 Assistant County Attorney

18 By /s/ Annika E. Ashton 09/17/2020  
19 Annika E. Ashton (Date)  
20 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

Attachment A

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

Folio: 5041-0901-0014

**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 Plantation, a Florida municipal corporation** ("Grantee"), whose address is 400 NW 73<sup>rd</sup> Avenue, Plantation, Florida 33317.

(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.)

W I T N E S S E T H:

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:

**SEE ATTACHED EXHIBIT "A"**

**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: Christina A. Blythe Digitally signed by Christina A. Blythe  
Date: 2020.09.03 16:18:31 -04'00'  
Christina A. Blythe (Date)  
Assistant County Attorney

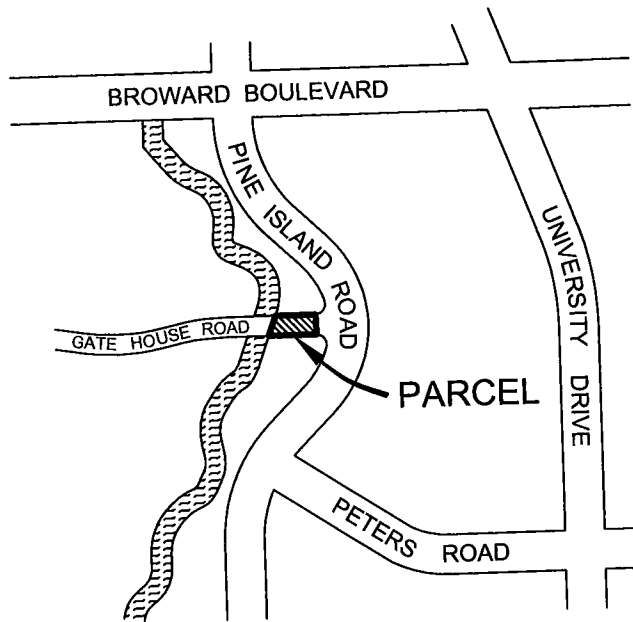
By: Annika E. Ashton Digitally signed by Annika E. Ashton  
Date: 2020.09.03 16:18:53 -04'00'  
Annika E. Ashton (Date)  
Deputy County Attorney

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

# EXHIBIT "A"

SHEET 1 OF 3

SECTION 9, TOWNSHIP 50 SOUTH, RANGE 41 EAST



LOCATION MAP  
BROWARD COUNTY, FLORIDA  
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 08-25-20 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Frank J. Guiliano*  
FRANK J. GUILIANO

PROFESSIONAL SURVEYOR & MAPPER NO. 5768  
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF "JACARANDA AREA 933", AS RECORDED IN PLAT BOOK 97, PAGE 47, BROWARD COUNTY RECORDS; HAVING A BEARING OF S 88°36'00" E.
- 2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.

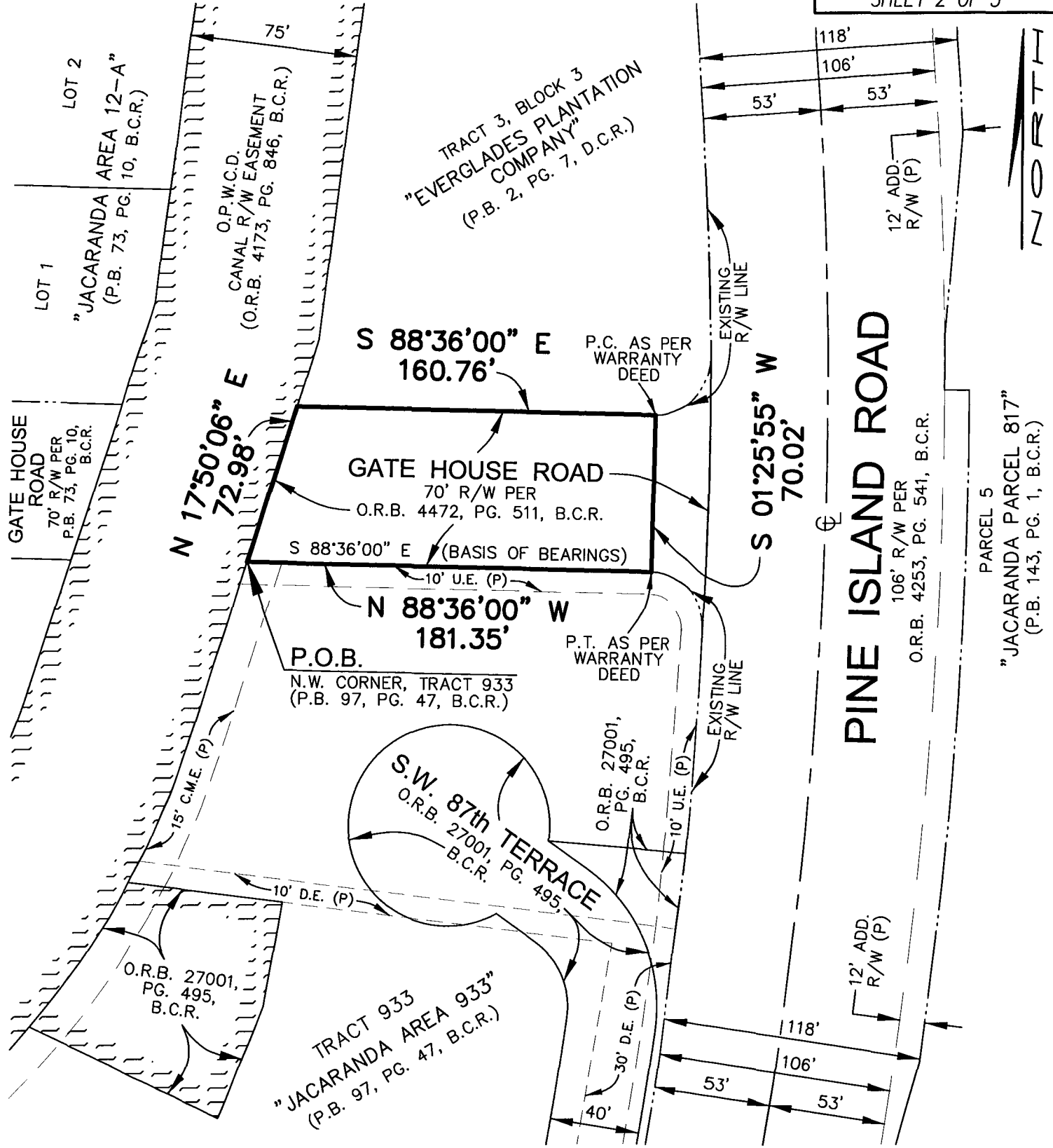
**THIS IS NOT A SURVEY,**  
but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

LEGEND:

- |  |                                |
|--|--------------------------------|
| B.C.R. = BROWARD COUNTY RECORDS                    | O.R.B. = OFFICIAL RECORDS BOOK |
| ☉ = CENTERLINE                                     | (P) = PLAT                     |
| C.M.E. = CANAL MAINTENANCE EASEMENT                | P.B. = PLAT BOOK               |
| D.C.R. = DADE COUNTY RECORDS                       | P.C. = POINT OF CURVATURE      |
| D.E. = DRAINAGE EASEMENT                           | PG. = PAGE                     |
| O.P.W.C.D. = OLD PLANTATION WATER CONTROL DISTRICT | P.T. = POINT OF TANGENCY       |
|  | P.O.B. = POINT OF BEGINNING    |
|  | R/W = RIGHT-OF-WAY             |
|  | U.E. = UTILITY EASEMENT        |

2.		
1.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	08-25-20	F. Guiliano	08-25-20	E:\RW\ROW\Parcel Sketches\Gate House Road Parcel.dwg



3.		
2.		
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DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
1" = 60'	JSH	08-25-20	F. Guiliano	08-25-20	E:\RW\ROW\Parcel Sketches\Gate House Road Parcel.dwg

LEGAL DESCRIPTION:

THAT PORTION OF GATE HOUSE ROAD, A RIGHT-OF-WAY MEASURING 70 FEET WIDE, ACCORDING TO A WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4472, PAGE 511, BROWARD COUNTY RECORDS, FLORIDA, WITHIN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 41 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 933 OF JACARANDA AREA 933, AS RECORDED IN PLAT BOOK 97, PAGE 37 OF SAID BROWARD COUNTY RECORDS; THENCE N 17°50'06" E ALONG THE WEST LINE OF SAID GATE HOUSE ROAD ACCORDING TO SAID WARRANTY DEED, FOR A DISTANCE OF 72.98 FEET; THENCE S 88°36'00" E ALONG THE NORTH LINE OF SAID GATE HOUSE ROAD, FOR A DISTANCE OF 160.76 FEET TO A POINT OF CURVATURE AS REFERENCED IN SAID WARRANTY DEED; THENCE S 01°25'55" W, FOR A DISTANCE OF 70.02 FEET TO A POINT OF TANGENCY OF A CURVE ON THE SOUTH LINE OF SAID GATE HOUSE ROAD AS REFERENCED IN SAID WARRANTY DEED; THENCE N 88°36'00" W ALONG SAID SOUTH LINE OF SAID GATE HOUSE ROAD, FOR A DISTANCE OF 181.35 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING, AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND CONTAINING 11,984 SQUARE FEET, MORE OR LESS.

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1.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	08-25-20	F. Guiliano	08-25-20	E:\RW\ROW\Parcel Sketches\Gate House Road Parcel.dwg