

1 RESOLUTION NO. 2021-

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 WILTON
6 MANORS PURSUANT TO SECTION 125.38, FLORIDA
7 STATUTES; AND PROVIDING FOR SEVERABILITY AND
8 AN EFFECTIVE DATE.

9 WHEREAS, Broward County ("County") holds title to certain parcels of
10 real property located in the City of Wilton Manors ("City") and identified as folio numbers
11 4942-2729-0070, 4942-2617-0540, 4942-2600-0040, 4942-2600-0030, and
12 4942-2600-0020 ("Parcels"), each parcel is more particularly described in the legal
13 description within the quitclaim deeds attached hereto and made a part of this Resolution
14 as Attachments A, B, C, D, and E, respectively ("Quitclaim Deeds");

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

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

4 WHEREAS, the Board supports the use of the Parcels for the Stated Purpose, and
5 desires to approve and authorize the conveyance of the Parcels 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 Parcels 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 Parcels are required by City for the Stated Purpose and are not needed for County
16 purposes.

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

19 Section 4. The Board authorizes the Mayor or Vice-Mayor of the Board to
20 execute the Quitclaim Deeds in the same form as Attachments A, B, C, D, and E and
21 authorizes the County Administrator to attest to such execution.

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

24

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 _____, 2021.

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

15 By /s/ Christina A. Blythe 12/01/2020
16 Christina A. Blythe (Date)
17 Assistant County Attorney

18 By /s/ Annika E. Ashton 12/01/2020
19 Annika E. Ashton (Date)
20 Deputy County Attorney

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

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: 4942-2729-0070

QUITCLAIM DEED

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

THIS QUITCLAIM DEED, made this _____ day of _____, 20___, 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 WILTON MANORS, a Florida municipal corporation** ("Grantee"), whose address is 2020 Wilton Drive, Wilton Manors, Florida 33305.

(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, to wit:

Commencing at the Northeast corner of Section 27, Township 49 South, Range 42 East, thence West along the North line of Section 27 a distance of 541.0 feet to a point; thence South at right angles a distance of 580.0 feet to the POINT OF BEGINNING; thence East at right angles a distance of 25 feet; thence South at right angles a distance of 165.67 feet; thence Northwesterly, with an included angle of 83° 30', a distance of 25.16 feet; thence North a distance of 162.83 feet to the point of beginning.

Said lands containing 4,105 square feet, more or less.

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 20__ and all subsequent years.

[SIGNATURE PAGE FOLLOWS]

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: _____
Christina A. Blythe (Date)
Assistant County Attorney

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

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

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Fort Lauderdale, FL 33301

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: 4942-2617-0540

QUITCLAIM DEED

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

THIS QUITCLAIM DEED, made this _____ day of _____, 20___, 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 WILTON MANORS, a Florida municipal corporation** ("Grantee"), whose address is 2020 Wilton Drive, Wilton Manors, Florida 33305 .

(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, to wit:

Lot Forty-two (42) of Block One (1) of MIDDLE RIVER ESTATES, a subdivision according to the plat thereof recorded in Plat Book 29, at page 45, of the public records or 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 20___ and all subsequent years.

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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__

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115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 4942-2600-0040

QUITCLAIM DEED

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

THIS QUITCLAIM DEED, made this _____ day of _____, 20___, 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 WILTON MANORS, a Florida municipal corporation** ("Grantee"), whose address is 2020 Wilton Drive, Wilton Manors, Florida 33305 .

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W I T N E S S E T H:

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SW ¼ of SW ¼ of SE ¼, North of the South Fork of Middle River, of Section 26, Township 49 South, Range 42 East; situate and lying within 35 feet, each side of the following located and described line; said line being located and described as passing over and across the SE ¼ of Section 26 as follows: beginning on the South boundary of the SE ¼ of Section 26 at a point 219.75 feet East from the Southwest corner of said SE ¼; said point also being the point of intersection of said South Boundary of the SE ¼ of Section 26 with the centerline of N.E. 15th Avenue of the City of Fort Lauderdale; thence run North 1°57'33" West 534.55 feet, crossing the South Fork of Middle River, to the beginning of a curve concave to the Southeasterly, having a radius of 790.814 feet and a central angle of 45°40'45"; thence run Northeasterly 630.06 feet along said curve to the end of said curve; thence North 43°43'12" East 5.7 feet to the beginning of a curve concave to the Northwesterly, having a radius of 790.814' and a central angle of 45° 00'; to run Northeasterly and Northerly 620.69 feet along said curve to the end of the said curve; thence North 1°16'48" West 1017.33 feet to the North boundary of said SE ¼ of Section 26 at a point 678.27 feet East from the Northwest corner of said SE ¼.

Containing 0.34 acre, more or less.

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 20__ and all subsequent years.

[SIGNATURE PAGE FOLLOWS]

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__

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Andrew J. Meyers
Broward County Attorney
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115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

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Assistant County Attorney

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Annika E. Ashton (Date)
Deputy County Attorney

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Fort Lauderdale, FL 33301

Folio: 4942-2600-0030

QUITCLAIM DEED

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

THIS QUITCLAIM DEED, made this _____ day of _____, 20___, 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 WILTON MANORS, a Florida municipal corporation** ("Grantee"), whose address is 2020 Wilton Drive, Wilton Manors, Florida 33305 .

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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, to wit:

The West 52 feet of NE ¼ of NW ¼ of SE ¼; and the West 52 feet of NW ¼ of SE ¼ of NW ¼ of SE ¼; all in Section 26, Township 49 South, Range 42 East; and,

That part of: NW ¼ of SW ¼ of SE ¼; the SE ¼ of SW ¼ of NW ¼ of SE ¼; and the SW ¼ of SE ¼ of NW ¼ of SE ¼ of Section 26, Township 49 South, Range 42 East, situate and lying within 35 feet, each side, of the following located and described line; said line being located and described as passing over and across the SE ¼ of Section 26 as follows: Beginning on the South boundary of the SE ¼ of Section 26 at a point 219.75 feet East from the Southwest corner of said SE ¼; said point also being the point of intersection of said South boundary of the SE ¼ of Section 26 with the centerline of NE 15th Avenue of the City of Fort Lauderdale; thence run north 1°57'33" West 534.55 feet, crossing the South Fork of Middle River, to the beginning of a curve to the right having a radius of 790.814 feet and a central angle of 45°40'45" an arc distance of 630.06 feet; thence North 43°43'12" East 5.7 feet to the beginning of a curve to the left having a radius of 790.814 feet and a central angle of 45°00' an arc distance of 620.69 feet; thence North 1°16'48" West 1017.33 feet to the North boundary of said SE ¼ of Section 26 at a point

678.27 feet East from the Northwest corner of said SE ¼; containing 2.98 acres, more or less.

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 20__ and all subsequent years.

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

By: _____
Mayor

_____ day of _____, 20__

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Broward County Attorney
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115 South Andrews Avenue
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Telephone: (954) 357-7600
Telecopier: (954) 357-7641

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Folio: 4942-2600-0020

QUITCLAIM DEED

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THIS QUITCLAIM DEED, made this _____ day of _____, 20___, 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 WILTON MANORS, a Florida municipal corporation** ("Grantee"), whose address is 2020 Wilton Drive, Wilton Manors, Florida 33305 .

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The South 40.0 feet of the North 470.29 feet of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼), less Florida East Coast Railroad property, Section 26, Township 49 South, Range 42 East.

And:

The West 25.0 feet of the South 117.15 feet of the North 452.30 feet of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼), Said Section

And:

The East 25.0 feet of the South 117.15 feet of the North 452.30 feet of the Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) of the Southwest quarter (SW ¼). Section 26, Township 49 South, Range 42 East.

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 20__ and all subsequent years.

[SIGNATURE PAGE FOLLOWS]

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

By: _____
Mayor

_____ day of _____, 20__

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