

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 COUNTY-OWNED PARCELS OF REAL PROPERTY TO  
6 THE CITY OF COCONUT CREEK PURSUANT TO  
7 SECTION 125.38, FLORIDA STATUTES; AND PROVIDING  
8 FOR SEVERABILITY AND AN EFFECTIVE DATE.

9 WHEREAS, Broward County ("County") holds title to certain parcels of real  
10 property located in the City of Coconut Creek ("City"), identified as folio numbers  
11 4842-2901-0101 and 4842-2901-0102 ("Parcels"), as more particularly described in the  
12 legal description within the quitclaim deeds attached to and made a part of this Resolution  
13 as Attachment A and Attachment B, respectively ("Quitclaim Deeds");

14 WHEREAS, Section 125.38, Florida Statutes, states that if "the state or any  
15 political subdivision or agency thereof, or any municipality of this state . . . should desire  
16 any real or personal property that may be owned by any county of this state or by its board  
17 of county commissioners, for public or community interest and welfare, then the . . . state  
18 or such political subdivision, agency, municipality . . . may apply to the board of county  
19 commissioners for a conveyance or lease of such property. Such board, if satisfied that  
20 such property is required for such use and is not needed for county purposes, may  
21 thereupon convey or lease the same at private sale to the applicant for such price,  
22 whether nominal or otherwise, as such board may fix, regardless of the actual value of  
23 such property. The fact of such application being made, the purpose for which such  
24 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 price of Ten Dollars (\$10.00) per Parcel.

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 Attachment A and Attachment B 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 05/13/2021  
16 Christina A. Blythe (Date)  
17 Assistant County Attorney

18 By /s/ Annika E. Ashton 05/13/2021  
19 Annika E. Ashton (Date)  
20 Deputy County Attorney

21  
22  
23 CAB/mdw  
24 Resolution – Transfer to Coconut Creek  
05/13/2021

Attachment A

Return recorded copy to:

Broward County 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, Assistant County Attorney  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, FL 33301

Folio: 4842 2901 0101

**QUITCLAIM DEED**

(Pursuant to Sections 125.411 and 125.38, Florida Statutes)

THIS QUITCLAIM DEED is made this \_\_\_\_ day of \_\_\_\_\_, 2021, 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.)

W I T N E S S E T H:

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 2021 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 \_\_\_\_\_, 20\_\_\_\_

(Official Seal)

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

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

The North 35.0 feet and the East 40.0 feet of the following described parcel of land in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 29 and the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 30, Township 48 South, Range 42 East, including portions of Tracts.26, 27 and 28, Block 92, and a portion of Tract 1 in Block 94, according to the Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 29; thence run North 1°19'13" West (on an assumed bearing) 40.48 feet along the West line of said Southwest Quarter (SW $\frac{1}{4}$ ) to an intersection with the North right of way line of Atlantic Boulevard Extension (S.R. 814) and the Point of Beginning; thence run North 88°19'31" East 554.46 feet along said North right of way line, to an intersection with a line 1320.0 feet East of and parallel to the West boundary of aforesaid Tracts 27 and 28, Block 92, according to said Palm Beach Farms Company Plat No. 3; thence run due North 1303.70 feet along said parallel line; thence run North 89°59'00" West 1320.0 feet along a line parallel to the North boundary of said Tracts 26 and 27, Block 92, to an intersection with said West boundary of Tract 27; thence run due South 1331.75 feet along said West boundary of Tracts 27 and 28 to an intersection with the aforesaid North right of way line of Atlantic Boulevard Extension (S.R. 814); thence run North 89° 03' 31" East 765.87 feet along said North right of way line to the Point of Beginning as described above.

Said lands lying and being in Broward County, Florida.

Attachment B

Return recorded copy to:

Broward County 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, Assistant County Attorney  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, FL 33301

Folio: 4842 2901 0102

**QUITCLAIM DEED**

(Pursuant to Sections 125.411 and 125.38, Florida Statutes)

THIS QUITCLAIM DEED is made this \_\_\_\_ day of \_\_\_\_\_, 2021, 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.)

W I T N E S S E T H:

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 2021 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 \_\_\_\_\_, 20\_\_\_\_

(Official Seal)

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

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

A parcel of land in the Southwest Quarter (SW¼) of Section 29 and in the Southeast Quarter (SE¼) of Section 30, Township 48 South, Range 42 East, including portions of Tracts 26, 27 and 28, Block 92, according to Palm Beach Farms Company Plat No.3, as recorded in Plat Book 2, Pages 45 through 54 inclusive, of the Public Records of Palm Beach County, Florida. described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW¼) of Section 29; thence run North 1°19'13" West (on an assumed bearing) 40.48 feet along the West line of said Southwest Quarter (SW¼) to an intersection with the North right of way line of Hammondville Road (S.R.814); thence run North 88°19'31" East 708. 77 feet to a Point of Curvature of a Circular Curve to the left, having a radius of 25.0 feet. also being the Point of Beginning; thence run Easterly and Northerly along the arc of said curve, a distance of 38.54 feet to a Point of Tangency on a line parallel to and 1498.48 feet East of the West boundary of aforesaid Tracts 27 and 28, Block 92; thence run due North 6.92 feet to a Point of Curvature of a Circular Curve to the left, having a radius of 160.0 feet thence run Northwesterly along the arc of said curve a distance of 175.99 feet to a Point of Reverse Curvature of a Circular Curve to the right having a radius of 240.0 feet; thence run Northwesterly along the arc of said curve a distance of 123.42 feet to a Point of Intersection with a line 1320.0 feet East of and parallel to the West boundary of aforesaid Tracts 27 and 28; thence run due North 1043.52 feet to a Point; thence run North 89°59'00" West 1320.0 feet along a line parallel to the North boundary of said Tracts 26 and 27 to an intersection with the West boundary of aforesaid Tract 27; thence run due North 35.0 feet along said West boundary of Tract 27; thence run South 89°59'00" East 1360.0 feet to a Point; thence run due south 945.85 feet to a Point of Curvature of a Circular Curve to the left having a radius of 160.0 feet; thence run Southeasterly along the arc of said curve a distance of 175.99 feet to a Point of Reverse Curvature of a Circular Curve to the right, having a radius of 240.0 feet; thence run Southeasterly along the arc of said curve a distance of 263.98 feet to a Point of Tangency; thence run due south 3.09 feet on a line parallel to and 1578.48 feet East of the West boundary of aforesaid Tracts 27 and 28 to a Point of Curvature of a Circular Curve to the left, having a radius of 25.0 feet; thence run along the arc of said curve a distance of 40.0 feet to a Point of Tangency with the North right of way line of Hammondville Road (S.R. 814); thence run South 88°19'31" West along said line 130.03 feet to the Point of Beginning.

Said lands lying and being in Broward County, Florida.