



# AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

MEETING DATE	2018-05-08 10:05 - School Board Operational Meeting
AGENDA ITEM	ITEMS
CATEGORY	A. RESOLUTIONS
DEPARTMENT	Facility Planning and Real Estate

Special Order Request <input type="radio"/> Yes <input checked="" type="radio"/> No
Time
Open Agenda <input type="radio"/> Yes <input checked="" type="radio"/> No

ITEM No.:  
**A-3.**

**TITLE:**  
Resolution #18-106 - Declare a Portion (1.0324 Acres) of Parkway Middle School as Surplus

**REQUESTED ACTION:**  
Adopt Resolution #18-106 to declare a portion (1.0324 acres) of Parkway Middle School, located at 3600 NW 5th Court, Lauderdale, FL 33311, as surplus.

**SUMMARY EXPLANATION AND BACKGROUND:**  
Section 1013.28, Florida Statutes allows a school board to dispose of any land or real property that is by resolution of the board, determined to be unnecessary for educational purposes as recommended in an educational plant survey.  
See Supporting Docs for continuation of Summary Explanation and Background.

**SCHOOL BOARD GOALS:**  
 Goal 1: High Quality Instruction  Goal 2: Continuous Improvement  Goal 3: Effective Communication

**FINANCIAL IMPACT:**  
There is no financial impact to the District.

**EXHIBITS: (List)**  
(1) Continuation of Summary Explanation and Background (2) Executive Summary (3) Resolution (4) Exhibit A (5) Aerial Photo

**BOARD ACTION:**  
**ADOPTED**  
(For Official School Board Records Office Only)

**SOURCE OF ADDITIONAL INFORMATION:**

Name: Chris O. Akagbosu	Phone: 754-321-2162
Name:	Phone:

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**  
**Senior Leader & Title**

Leslie M. Brown - Chief Portfolio Services Officer

Signature  
*Leslie M. Brown*  
4/24/2018, 5:11:57 PM

Approved In Open Board Meeting On: **MAY 08 2018**

By: *Nora Rupert*  
School Board Chair

## **Continuation of Summary Explanation and Background**

On April 10, 2018, the School Board of Broward County, Florida (SBBC) approved Board Agenda Item No. L-3 which authorized staff to conduct a spot survey to amend the Educational Plant Five Year Survey Report, Broward County School District 2015-2020 (Plant Survey) to indicate that a portion (1.0324 acres) of Parkway Middle School is no longer needed as an educational facility to support the School District's educational needs; and therefore, should be disposed of. Thereafter, staff submitted the spot survey to the Florida Department of Education (FDOE) for review and validation. FDOE validated (approved) the Plant Survey at the end of April 2018. Thus, based on this validation, the 1.0324-acre portion of Parkway Middle School can be declared as surplus and disposed of.

Therefore, it is recommended that SBBC should declare a Portion (1.0324 acres) of Parkway Middle School as surplus, which would enable its disposition.

## EXECUTIVE SUMMARY

### Resolution #18-106 - Declare a Portion (1,0324 acres) of Parkway Middle School as Surplus

The City of Lauderhill ("City") has received multiple complaints from concerned community residents regarding disruptive activity on a portion of land at Parkway Middle School ("Grounds") which is located at 3600 NW 5<sup>th</sup> Court, Fort Lauderdale, Florida 33311. In an effort to control illegal trespassing and frequent disturbances at the aforementioned location, the City desires to erect signage that indicates trespassing is prohibited and enforce City ordinances and State laws.

In addition, a portion of the road known as NW 35<sup>th</sup> Avenue ("Road") runs through the Grounds. This Road is currently accessible to the public; however, the Road was never dedicated for the perpetual use by the public. Thus, there are concerns regarding potential liability surrounding public access and maintenance of the Road. As it stands today, The School Board of Broward County, Florida ("SBBC") is liable for any occurrences on the Road and maintenance of the Road, since the Grounds and the Road are contained within SBBC owned property.

It should be noted that at the August 8, 2017 School Board Operational Meeting (SBOM), staff brought forth a Board Item (Agenda Item L-2) to grant the City an easement for the Grounds and Road areas. The purpose of that easement was to provide the City with the necessary access to enforce City ordinances on the Grounds and conduct the necessary maintenance on the Road. However, Agenda Item L-2 was voted down by SBBC, with directive that staff should explore a more viable solution to address the cited issues regarding the Grounds and Road.

As directed by SBBC, District staff worked collaboratively with the Office of the General Counsel ("OGC"), the School District's Cadre Attorney, and the Florida Department of Education (FDOE) to identify the best possible method to relieve SBBC from any related liability. As part of this due diligence, it was determined the granting of a quit claim deed to the City would be a more viable option which would eliminate any related liability associated with the Grounds and Road from SBBC.

At the April 10, 2018 SBOM, SBBC approved Agenda Item No. L-3 (Authorization to Conduct a Spot Survey to Transfer a Portion of Parkway Middle School Grounds to the City of Lauderhill) which authorized staff to conduct a spot survey to amend the Plant Survey to indicate the Grounds and Road is no longer needed as an educational facility; and therefore should be disposed of. Subsequently, the Spot Survey was approved by the FDOE; hence the purpose for this Resolution.

If this Resolution is approved by SBBC, staff will prepare and schedule an agenda item for the June 12, 2018 SBOM for SBBC consideration/approval to quick claim the Grounds and Road to the City.

**Resolution # 18-106**

**Declare a Portion (1.0324 acres) of Parkway Middle School as Surplus**

**WHEREAS**, Florida Statutes 1013.28, subject to the rules of the State Board of Education, allows a board to dispose of any land or real property that is, by resolution of the board, determined to be unnecessary for educational purposes as recommended in an educational plant survey; and

**WHEREAS**, The School Board of Broward County, Florida has determined that a portion (1.0324 acres) of the Parkway Middle School is unnecessary for educational purposes; and

**WHEREAS**, a portion (1.0324 acres) of the Parkway Middle School site is currently recommended for disposition in the Educational Plant Five Year Survey Report, Broward County School District 2015-2020 (Plant Survey); and

**NOW, THEREFORE, BE IT RESOLVED** by The School Board of Broward County, Florida:

SECTION 1            That it is deemed that a portion (1.0324 acres) of the Parkway Middle School property, located at 3600 NW 5<sup>th</sup> Court, within the City of Lauderhill, Florida is unnecessary for educational purposes; and therefore, is hereby declared surplus.

SECTION 2            That the real property is legally described in the attached Exhibit "A".

Given at Fort Lauderdale, Florida this 8<sup>th</sup> day of May 2018.

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

BY: Nora Rupert  
Nora Rupert, Chair

Affest: Robert W. Runcie  
Robert W. Runcie, Superintendent of Schools

SKETCH & DESCRIPTION

EXHIBIT 'A'

A PORTION OF SECTION 6-50-42

CITY OF LAUDERHILL

BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A parcel of land lying in the Southeast Quarter (SE 1/4) of Section 6, Township 50 South, Range 42 East, Broward County, Florida, being described as follows:

Commence at the South Quarter (S 1/4) of said Section 6; thence N02°25'29"W along the west line of the Southeast Quarter (SE 1/4) of said Section 6, a distance of 1330.83 feet to a point on the extension of the north line of Block 9, BROWARD ESTATES SECTION ONE, as recorded in Plat Book 33, Page 3 of the Public Records of Broward County, Florida, also being the Point Of Beginning; thence S87°34'31"E along the said extension of the north line of Block 9, a distance of 25.00 feet to the northeast corner of said Block 9; thence N02°25'29"W, 627.77 feet; thence N22°24'55"W, 129.39 feet; thence N29°05'25"W, 313.15 feet to a point on the south right-of-way line of N.W. 5th Place; thence N88°11'31"E along the south right-of-way line of N.W. 5th Place, a distance of 159.78 feet to the northeast corner of Broward County School Property, also being the northwest corner of the Quit Claim Deed, as recorded in Instrument #113005246, of the Public Records of Broward County, Florida; thence S02°25'29"E, 235.59 feet; thence S22°33'40"E, 145.24 feet; thence S02°25'29"E, 655.54 feet (the previous three calls being along the east line of the Broward County School Property and the west line of said Quit Claim Deed) to the Point Of Beginning.

Said lands lying in the City of Lauderdale, Broward County, Florida and containing 45,051 square feet (1.0342 acres) more or less.

SURVEYOR'S NOTES:

- 1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the west line of the southeast quarter (SE 1/4) of Section 6-50-42 having a bearing of N02°25'29"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 10/27/2017

Signature of John T. Doogan, P.L.S.
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

Table with 3 columns: REVISIONS, AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING (with logo), and JOB #, SCALE, DATE, BY, CHECKED, F.B., SHEET.

SKETCH & DESCRIPTION  
**EXHIBIT 'A'**  
 A PORTION OF SECTION 6-50-42  
 CITY OF LAUDERHILL  
 BROWARD COUNTY, FLORIDA

MATCHLINE

SEE SHEET 3 OF 3

**BROWARD COUNTY  
 SCHOOL PROPERTY**

**BLOCK 8**  
 NEW BROWARDALE  
 1ST ADDITION  
 (P.B. 47/43, B.C.R.)

EAST LINE BROWARD  
 COUNTY SCHOOL PROPERTY

NORTHEAST CORNER  
 BLOCK 9  
 (P.B. 33/3, B.C.R.)

NORTH LINE EXTENDED  
 BLOCK 9  
 (P.B. 33/3, B.C.R.)

S87°34'31"E  
 25.00'

P.O.B.

**BLOCK 9**  
 BROWARD ESTATES  
 SECTION ONE  
 (P.B. 33/3, B.C.R.)

**BLOCK 6**  
 WESTGATE  
 (P.B. 34/44, B.C.R.)

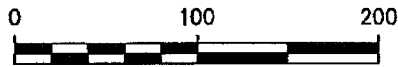
WEST LINE OF THE SE 1/4  
 OF SECTION 6-50-42  
 BEARING BASIS



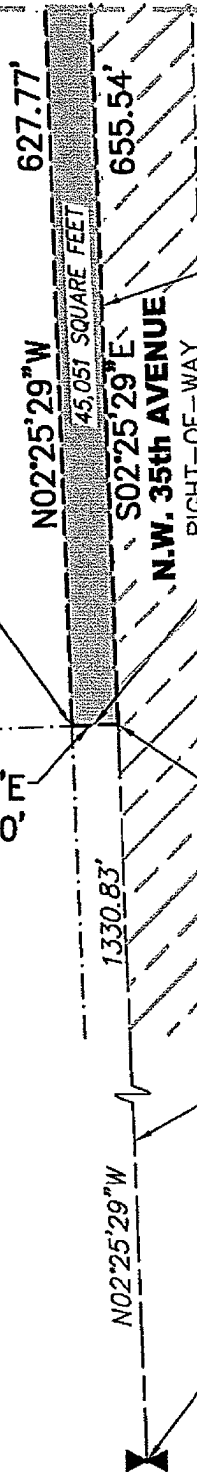
NW 35TH AVE  
 (RIGHT-OF-WAY)



PROPOSED  
 DEDICATION AREA



GRAPHIC SCALE IN FEET  
 SCALE: 1" = 100'



P.O.C.

SOUTH 1/4 CORNER  
 SECTION 6-50-42

**NOT VALID WITHOUT  
 SHEETS 1 THROUGH 3**

**REVISIONS**

REVISED 04/19/2017 KSB  
 REVISED 10/27/2017 KSB



**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 TEL. (561) 392-2594, FAX (561) 394-7125  
 www.AVIROMSURVEY.com

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JOB #: 9543-1  
 SCALE: 1" = 100'  
 DATE: 01/11/2017  
 BY: W.R.E.  
 CHECKED: J.T.D.  
 F.B. -- PG. --  
 SHEET: 2 OF 3

SKETCH & DESCRIPTION

**EXHIBIT 'A'**

A PORTION OF SECTION 6-50-42  
CITY OF LAUDERHILL  
BROWARD COUNTY, FLORIDA

NORTHEAST CORNER  
BROWARD COUNTY  
SCHOOL PROPERTY

NORTHWEST CORNER  
QUIT CLAIM DEED  
(INSTRUMENT #113005246)

SOUTH RIGHT-OF-WAY LINE

**N.W. 5TH PLACE**

N88°11'31"E

159.78'

N29°05'25"W

313.15'

N22°29'41.55"W  
129.39'

N02°25'29"W 627.77'

S02°25'29"E 655.54'

N.W. 35th AVENUE

RIGHT-OF-WAY

45,051 SQUARE FEET

S02°25'29"E 235.59'

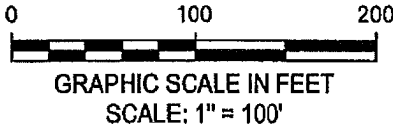
WEST LINE OF THE SE 1/4  
OF SECTION 6-50-42  
BEARING BASIS

EAST LINE BROWARD  
COUNTY SCHOOL PROPERTY

**BROWARD COUNTY  
SCHOOL PROPERTY**

**BLOCK 8**  
NEW BROWARDALE  
1ST ADDITION  
(P.B. 47/43, B.C.R.)

WEST LINE QUIT CLAIM DEED  
(INSTRUMENT #113005246)



NW 35TH AVE  
(RIGHT-OF-WAY)



PROPOSED  
DEDICATION AREA

**MATCHLINE**

**SEE SHEET 2 OF 3**

**NOT VALID WITHOUT  
SHEETS 1 THROUGH 3**

**REVISIONS**

REVISED 04/19/2017 KSB  
REVISED 10/27/2017 KSB

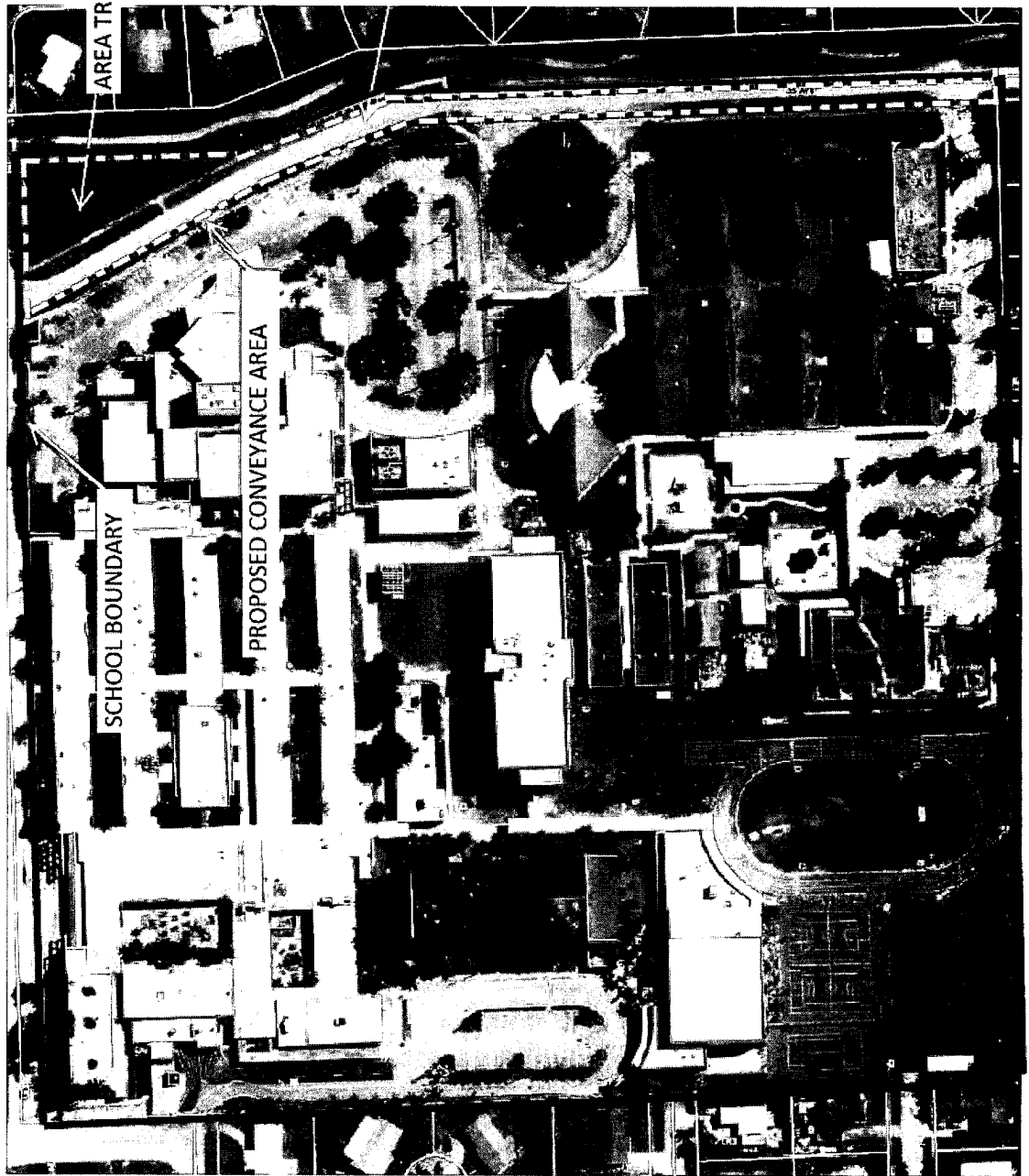


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JOB #: 9543-1  
SCALE: 1" = 100'  
DATE: 01/11/2017  
BY: W.R.E.  
CHECKED: J.T.D.  
F.B. - PG. -  
SHEET: 3 OF 3

**PORTION OF PARKWAY MIDDLE SCHOOL  
GROUNDS TO THE CITY OF LAUDERHILL**



NW 35<sup>th</sup> AVE

**LEGEND**

— SCHOOL BOUNDARY

- - - PROPOSED CONVEYANCE  
AREA

