

EXECUTIVE SUMMARY

Grant of a Quit Claim Deed to the City of Lauderhill

The City of Lauderhill (City) has received multiple complaints from concerned community residents regarding disruptive activity at a portion of land at Parkway Middle School (Grounds) which is located at 3600 NW 5th 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 35th 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 a Board Item (Agenda Item L-2) regarding this issue was scheduled for SBBC formal action at the August 8, 2017 School Board Operational Meeting (SBOM). At that time, the Board recommended that SBBC should grant the City an Easement to maintain the grounds and enforce City ordinances and State laws. Agenda Item L-2 was voted down with the directive that staff should explore further, a more viable solution to the problem, including the conveyance of the Proposed Conveyance Area to the City. Upon additional due diligence, staff in coordination with the Office of the General Counsel (OGC) concluded that conveying the Proposed Conveyance Area via Quit Claim Deed to the City would be the most viable option, hence this Board Item.

School District staff have worked diligently and collaboratively with the OGC and the School District's cadre attorney to identify the best method to relieve SBBC from any related liability. The grant of a Quit Claim Deed gives full conveyance of the Grounds and Road (collectively Proposed Conveyance Area) to the City to control, operate, and maintain.

At the April 10, 2018 SBOM, SBBC approved Agenda Item 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 are no longer needed as an educational facility; and therefore, should be disposed of. The Spot Survey was approved by the Florida Department of Education. Subsequently, at the May 8, 2018 SBOM, SBBC approved Agenda Item A-3, declaring a 1.0324-acre portion (Proposed Conveyance Area) of Parking Middle School as surplus. Thus, allowing SBBC to grant a portion of land, as described herein, to the City.

The granting of the Quit Claim Deed by SBBC will result in no financial impact, no maintenance costs, and will not have any future impact to SBBC.