



AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

MEETING DATE	2018-06-12 10:05 - School Board Operational Meeting
AGENDA ITEM	ITEMS
CATEGORY	L. OFFICE OF PORTFOLIO SERVICES
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.:

L-3.

TITLE:

Grant of a Quit Claim Deed to the City of Lauderhill

REQUESTED ACTION:

Approve the grant of a Quit Claim Deed to the City of Lauderhill for the maintenance of the grounds and to enforce City ordinances and State laws for a portion of land located at Parkway Middle School.

SUMMARY EXPLANATION AND BACKGROUND:

The City of Lauderhill (City) is requesting from The School Board of Broward County, Florida a deed of property granting the right to convey a portion of the Parkway Middle School site for the purposes of maintaining NW 35th Avenue, control illegal trespassing, and to enforce City ordinances and State laws. This Quit Claim Deed has been reviewed and approved as to form and legal content by the Office of the General Counsel. This Quit Claim Deed will be executed by the City after School Board approval.

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) Executive Summary (2) Quit Claim Deed (3) Aerial Photography

BOARD ACTION:

APPROVED

(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
5/22/2018, 10:10:42 AM

Approved In Open Board Meeting On:

JUN 12 2018

By: *Nora Rupert*
School Board Chair

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 Parkway 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.

Prepared by:
Joseph M. Balocco, Jr., Esq.
Joseph M. Balocco, Jr., P.A.
1323 SE Third Avenue
Ft. Lauderdale, FL 33316

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 12 day of June, 2018, by THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida, whose post office address is: 600 SE Third Avenue, Fort Lauderdale, FL 33301, First Party, to CITY OF LAUDERHILL, FLORIDA, a Florida municipal corporation, whose post office address is: 5581 West Oakland Park Boulevard, Lauderhill FL 33313, Second Party:

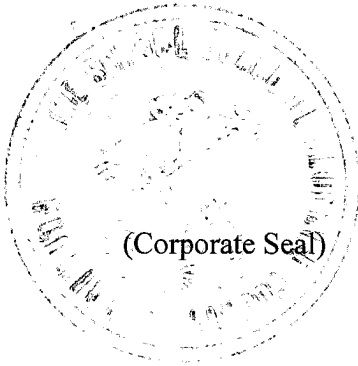
WITNESSETH: That the said First Party, for and in consideration of the sum of \$10.00, in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party, forever, all of the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in BROWARD County, Florida, to-wit:

See **Exhibit "A"** attached hereto
Parcel ID #: 5042-06-00-0190

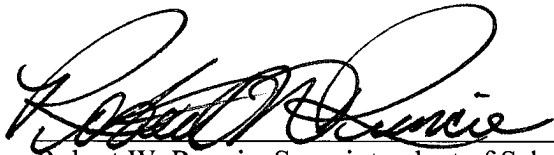
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

This Quit-Claim Deed was prepared without the benefit of title examination, based solely on information supplied by the Parties and as a result no title related liability is assumed.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the date and year first above written.



ATTEST:

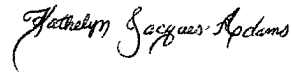

Robert W. Runcie, Superintendent of Schools

FOR SBBC:

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

By 
Nora Rupert, Chair

Approved as to Form and Legal Content:



Digitally signed by Kathelyn Jacques-Adams, Esq.
-kathelyn.jacques-adams@gbrowardschools.com
Reason: City of Lauderhill, Florida, through its
Board of City Commissioners
Date: 2018.05.21 11:57:56 -04'00'

Office of the General Counsel

[THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

FOR CITY:

CITY OF LAUDERHILL, through its
BOARD OF CITY COMMISSIONERS

ATTEST:

[Signature]
City Manager of the City of Lauderdale

By [Signature]
Richard J. Kaplan, Mayor
14 day of May, 2018.

Approved as to form and Legal Content by:
W. Earl Hall, Esq
Hall & Rosenberg, P.L.
8850 W. Oakland Park Blvd., Suite 101
Fort Lauderdale, Florida 33301

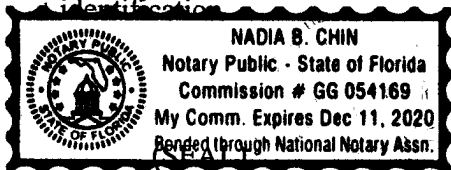
By [Signature]
W. Earl Hall, Esq.

**The Following Notarization is Required for Every Agreement Without Regard to
Whether the Party Chose to Use a Secretary's Attestation or Two (2) Witnesses.**

STATE OF FLORIDA,

COUNTY OF BROWARD,

The foregoing instrument was acknowledged before me this 14 day of
May, 2018, by those individuals, as INDICATED,
who is personally known to me or who has produced _____ as
identification _____



[Signature]
Print Name: NADIA B. CHIN
Notary Public in and for said County and State My
Commission Expires: December 11, 2020
Serial No., if any: _____

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

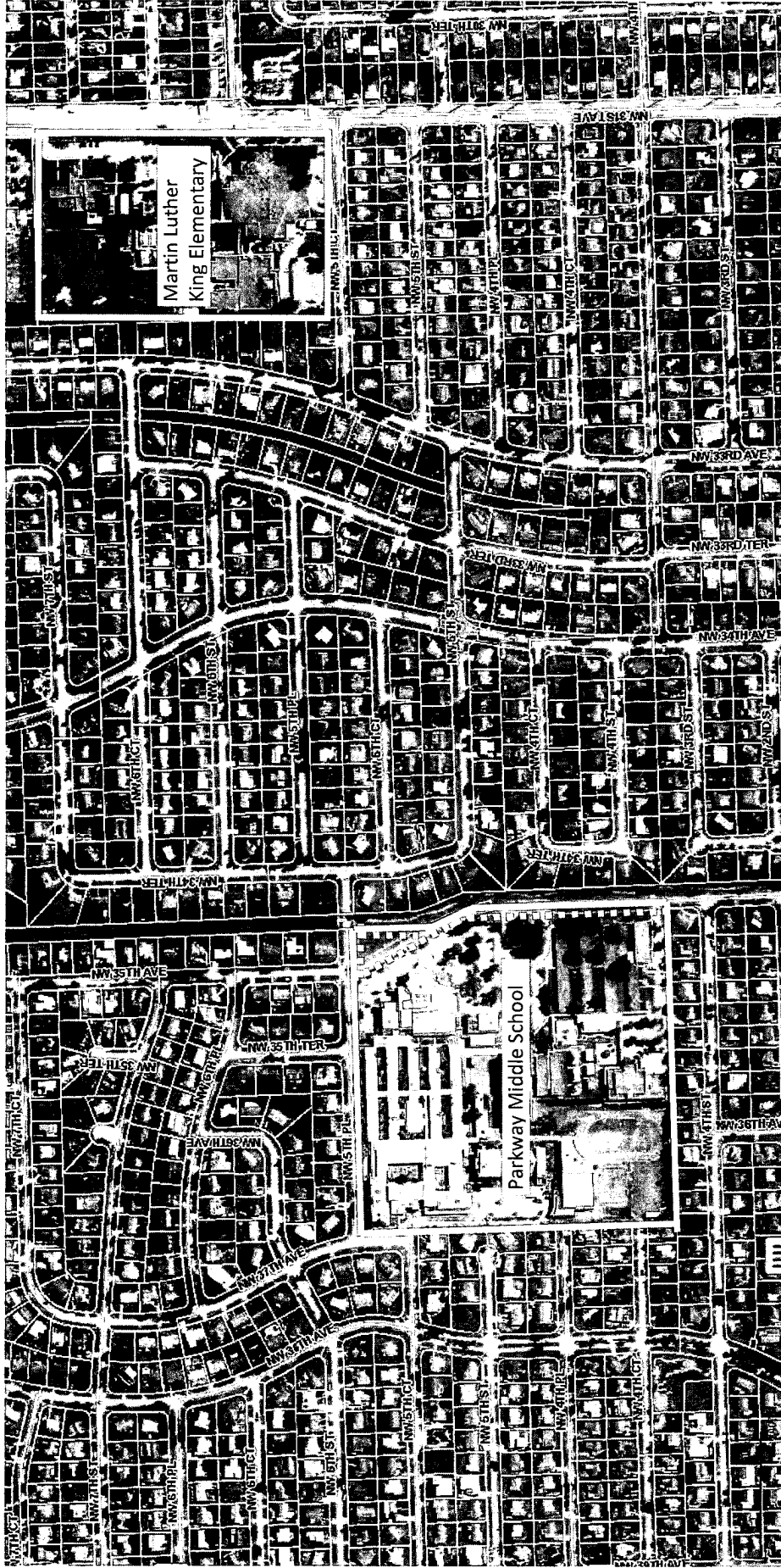
LAND DESCRIPTION:

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.

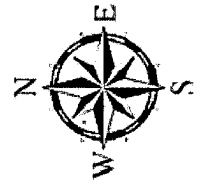
Said lands lying in the City of Lauderdale, Broward County, Florida and containing 45,051 square feet (1.0342 acres) more or less.

AERIAL PHOTOGRAPHY



Prepared By: The Facility Planning and Real Estate Department

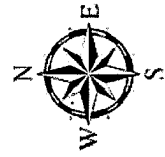
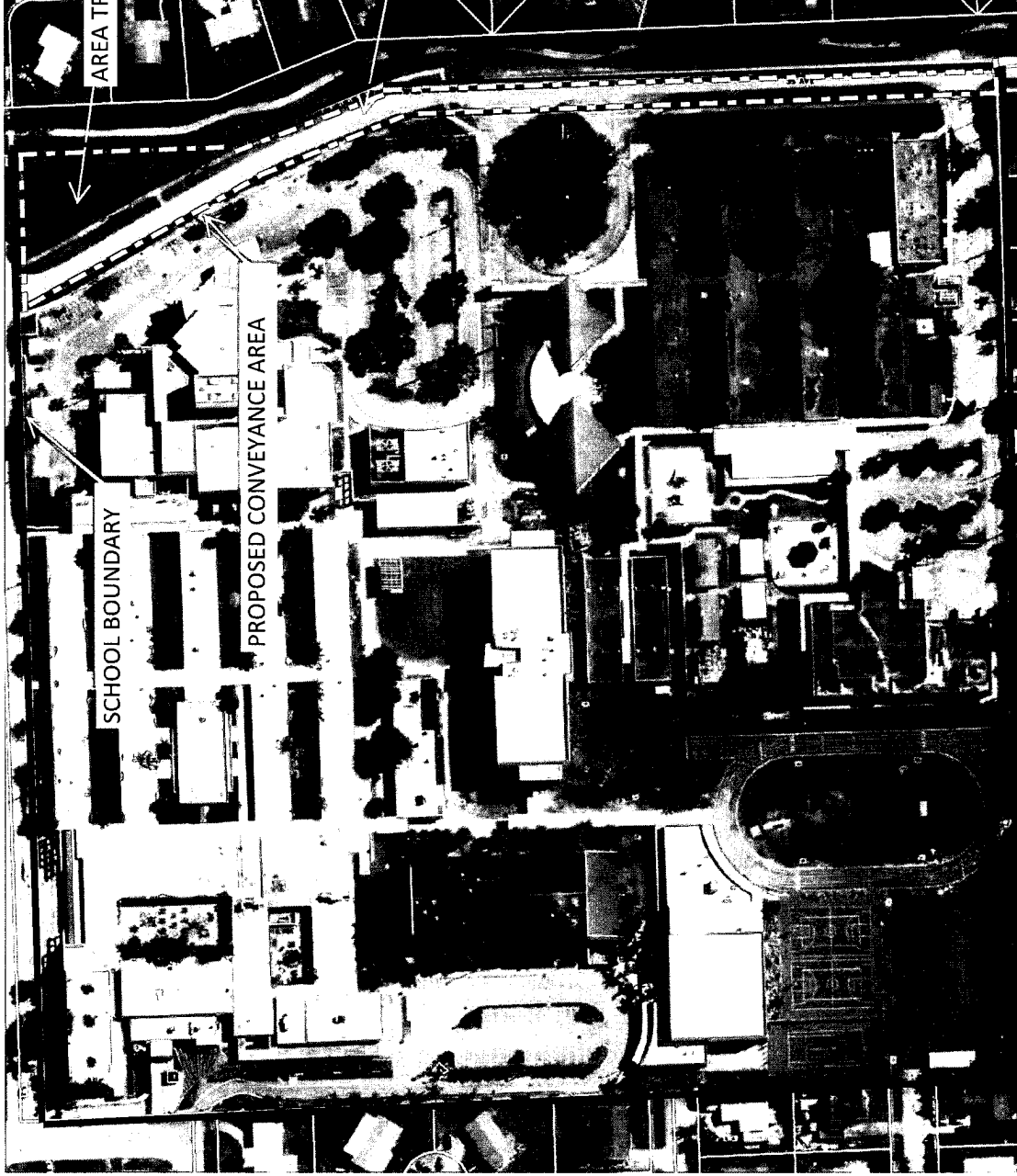
1/22/2018



Legend

- School Board Property
- Proposed Conveyance Area

AERIAL PHOTOGRAPHY



LEGEND

- SCHOOL BOUNDARY
- - - PROPOSED CONVEYANCE AREA