



AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ITEM No.:

L-2.

MEETING DATE	2018-10-02 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

TITLE:
Quit Claim Deed to the City of Lauderhill

REQUESTED ACTION:
Approve the grant of a Quit Claim Deed to the City of Lauderhill to correct the Exhibit A land description under Official Records Instrument Number 115155232 of the Public Records of Broward County, Florida.

SUMMARY EXPLANATION AND BACKGROUND:
The School Board of Broward County, Florida (SBBC) at its June 12, 2018 School Board Operational Meeting approved Agenda Item L-3, Grant of a Quit Claim Deed. See Supporting Docs for continuation of Summary Explanation and Background.
This Quit Claim Deed has been reviewed and approved as to form and legal content by the Office of the General Counsel and 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) Continuation of Summary Explanation and Background (2) Executive Summary (3) Corrective Quit Claim Deed (4) Approved ARF L-3 06-12-18

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
9/20/2018, 2:04:28 PM

Approved In Open Board Meeting On: **OCT 02 2018**
By: *Nora Rupert*
School Board Chair

Continuation of Summary Explanation and Background

Agenda Item L-3, Grant of a Quit Claim Deed, transferred a portion of SBBC owned property located at 3600 NW 5th Court, Lauderhill FL 33311, also known as Parkway Middle School, to the City of Lauderhill (City). During the recording process of this Quit Claim Deed, a typographical error was found in the land description (Exhibit A) of the document.

The purpose for this Board item is to correct the typographical error (Exhibit A) of the Quit Claim Deed originally approved by SBBC on June 12, 2018. If approved, this Quit Claim Deed would replace the document previously recorded in the Public Records of Broward County, Florida.

EXECUTIVE SUMMARY

Quit Claim Deed to the City of Lauderhill

At the June 12, 2018 School Board Operational Meeting ("SBOM"), The School Board of Broward County, Florida ("SBBC") approved the Grant of a Quit Claim Deed (Agenda Item L-3) to the City of Lauderhill ("City") for a 1.0324-acre portion of land located at Parkway Middle School. The area dedicated consists of a segment of NW 35th Avenue ("Road") which runs through the school grounds. This Road is currently accessible to the public; however, the Road was never previously dedicated for the perpetual use by the public, thus, presenting potential concerns regarding liability surrounding public access and maintenance of the Road. Additionally, dedication of the aforementioned land portion allows the City to control illegal trespassing and appropriately address frequent disturbances by enforcement of City ordinances and state laws.

Following SBBC's approval of Agenda Item L-3, the City received executed copies of the deed for recordation at Broward County's Records, Taxes, and Treasury Division. During the recordation process, the deed is forwarded to Broward County's Property Appraiser to update the property's record. However, during the update of the property records, a typographical error in the land description (Exhibit A) prepared by the City's surveyor was discovered. The correct land description of the area to be dedicated is as follows, and correction to the error is specifically identified in the bolded letter (**W**) below:

"A parcel of land lying in a portion 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 sold 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"**W** 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 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, 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 sold Quit Claim Deed) to the Point of Beginning.

Sold lands lying ' In the City of Lauderhill, Broward County, Florida and containing 45,051 square feet (1.0342 acres) more or less."

In Agenda Item L-3, the land description (Exhibit A) of the area to be dedicated was as indicated below with the typographical error depicted in the bolded letter (**E**):

"A parcel of land lying in a portion 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 sold 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 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, 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 sold Quit Claim Deed) to the Point of Beginning.

Sold lands lying ' In the City of Lauderhill, Broward County, Florida and containing 45,051 square feet (1.0342 acres) more or less."

Agenda Item L-3 Deed was recorded on June 12, 2018 under Official Records Instrument Number 115155232 of the Public Records of Broward County, Florida. A corrective deed, to include the appropriate land description must be recorded by the City, hence this Board Item.

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 DEED IS BEING RECORDED TO CORRECT THE EXHIBIT 'A' LEGAL DESCRIPTION IN THAT CERTAIN QUIT-CLAIM DEED DATED JUNE 12, 2018 AND RECORDED JUNE 21, 2018 UNDER OFFICIAL RECORDS INSTRUMENT NUMBER 115155232 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS QUIT-CLAIM DEED, executed this 2nd day of October, 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.

FOR SBBC:

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

By *Nora Rupert*
Nora Rupert, Chair

ATTEST:

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

Approved as to Form and Legal Content:

Kathelyn Jacques-Adams

Digitally signed by Kathelyn Jacques-Adams, Esq. - kathelyn.jacques-adams@browardschools.com
Reason: City of Lauderhill, Florida - Quit-Claim Deed
Date: 2018.09.18 14:52:52 -04'00'

Office of the General Counsel

[THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

FOR CITY:

CITY OF LAUDERHILL, FLORIDA through
its BOARD OF CITY COMMISSIONERS

ATTEST:

By _____
Richard J. Kaplan, Mayor

City Manager of the City of Lauderhill

_____ day of _____, 20____.

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 _____
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 _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of
_____, 20____, by _____, as _____,
who is personally known to me or who has produced _____ as
identification.

Print Name: _____
Notary Public in and for said County and State My
Commission Expires: _____
Serial No., if any: _____

(SEAL)

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

LAND DESCRIPTION:

A parcel of land lying in a portion 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"W 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.

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



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
 Yes No

Time

Open Agenda
 Yes 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

Approved In Open Board Meeting On: JUN 12 2018
 By: *Nora Pupen*
 School Board Chair

Signature
 Leslie M. Brown
 5/22/2018, 10:10:42 AM