

1 RESOLUTION NO. 2018-

2  
3 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
4 OF BROWARD COUNTY, FLORIDA, APPROVING AND  
5 AUTHORIZING THE CONVEYANCE OF COUNTY-OWNED  
6 PROPERTY TO THE CITY OF HALLANDALE BEACH PURSUANT  
7 TO SECTION 197.592(3), FLORIDA STATUTES; AND PROVIDING  
8 FOR SEVERABILITY AND AN EFFECTIVE DATE.

9 WHEREAS, Broward County ("County") acquired title to certain real property  
10 ("Property"), as more particularly described in the quitclaim deed attached hereto and  
11 made a part hereof as Exhibit A ("Quitclaim Deed"), which Property escheated to the  
12 County by virtue of delinquent ad valorem tax payments in accordance with law;

13 WHEREAS, Section 197.592(3), Florida Statutes, provides that "[l]ands acquired  
14 by any county of the state for delinquent taxes in accordance with law which have not  
15 been previously sold, acquired for infill housing, or dedicated by the board of county  
16 commissioners, which the board of county commissioners has determined are not to be  
17 conveyed to the record fee simple owner . . . and which are located within the boundaries  
18 of an incorporated municipality of the county shall be conveyed to the governing board of  
19 the municipality in which the land is located. Such lands conveyed to the municipality  
20 shall be freely alienable to the municipality without regard to third parties. Liens of record  
21 held by the county on such parcels conveyed to a municipality shall not survive the  
22 conveyance of the property to the municipality [ ]";

23 WHEREAS, the Property has not been previously sold, acquired for infill housing,  
24 or dedicated by the Board of County Commissioners of Broward County, Florida  
("Board");

1           WHEREAS, the Board has determined that the Property should not be conveyed  
2 to the prior record fee simple owner because such owner has not filed a verified written  
3 application or petition with the Board seeking the restitution of the Property in the manner  
4 prescribed by Section 197.592, Florida Statutes; and

5           WHEREAS, the Property is located within the boundaries of the  
6 City of Hallandale Beach, Florida, NOW, THEREFORE,

7  
8           BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
9 BROWARD COUNTY, FLORIDA:

10  
11           Section 1. The recitals set forth in the preamble to this Resolution are true,  
12 accurate, and incorporated by reference herein as though set forth in full hereunder.

13  
14           Section 2. Pursuant to Section 197.592(3), Florida Statutes, the Board  
15 authorizes the conveyance of the Property to the City of Hallandale Beach.

16  
17           Section 3. The Board authorizes the Mayor or Vice-Mayor of the Board to  
18 execute the Quitclaim Deed, in the form of the attached Exhibit A, and the County  
19 Administrator to attest to the execution.

20  
21           Section 4. The Quitclaim Deed shall be properly recorded in the Public Records  
22 of Broward County, Florida.

1 Section 5. The Property conveyed shall be freely alienable by the  
2 City of Hallandale Beach without regard to third parties, and the County's liens of record  
3 on the Property shall not survive the conveyance of the Property to the  
4 City of Hallandale Beach.

5  
6 Section 6. Severability.

7 If any portion of this Resolution is determined by any court to be invalid, the invalid  
8 portion will be stricken, and such striking will not affect the validity of the remainder of this  
9 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
10 legally applied to any individual, group, entity, property, or circumstance, such  
11 determination will not affect the applicability of this Resolution to any other individual,  
12 group, entity, property, or circumstance.

13  
14 Section 7. Effective Date.

15 This Resolution is effective upon adoption.

16 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

17 Approved as to form and legal sufficiency:  
18 Andrew J. Meyers, County Attorney

19 By /s/ Irma Qureshi 08/16/2018

20 Irma Qureshi (Date)  
21 Assistant County Attorney

22 By /s/ Annika E. Ashton 08/16/2018

23 Annika E. Ashton (Date)  
24 Senior Assistant County Attorney

IQ/mdw  
08/13/18  
Transfer of Escheated Property – Hallandale Beach Reso  
358146

Return recorded copy to:  
Broward County Facilities Management Division  
Real Property Section  
115 South Andrews Avenue, Room 501  
Fort Lauderdale, FL 33301

This document prepared by  
and approved as to form by:  
Irma Qureshi  
Broward County Attorney's Office  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, FL 33301

Folio: 5142-21-27-0030

**QUITCLAIM DEED**

(Pursuant to Section 125.411 and Section 197.592(3), Florida Statutes)

THIS QUITCLAIM DEED, made this \_\_\_\_ day of \_\_\_\_\_, 2018, by **BROWARD COUNTY, a political subdivision of the State of Florida** (the "Grantor"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **City of Hallandale Beach, a Florida municipal corporation** (the "Grantee"), whose address is 400 South Federal Highway, Hallandale Beach, Florida, 33009.

(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 (the "Property"), to wit:

THE EAST 50 FEET OF WEST 100 FEET OF BLOCK A, GIBSON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; being the same property conveyed to Broward County pursuant to Tax Deed 23767, dated March 20, 2018, recorded as Instrument No. 114975640 in the Public Records of Broward County, Florida.

Property Address: 715 Foster Road, Hallandale Beach, Florida 33009

**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 this year 2018 and all subsequent years. Provided, however, that such Property shall be freely alienable to Grantee without regard to third parties, and Grantor's liens of record on such Property shall not survive this conveyance of the Property to Grantee.

**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

(Official Seal)  
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\_\_\_\_

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: \_\_\_\_\_  
Irma Qureshi (Date)  
Assistant County Attorney

By: \_\_\_\_\_  
Annika E. Ashton (Date)  
Senior Assistant County Attorney

REF: Approved BCC \_\_\_\_\_ Item No: \_\_\_\_\_  
Return to BC Real Property Section

IQ/mdw  
8/28/18  
336440