

# HOUSING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

CDBG

April 21, 1999 COUNCIL AGENDA ITEM

**DATE:** April 14, 1999

**TO:** Mayor and Councilmembers

**VIA:** Robert D. Rawls, Interim Town Administrator

**FROM:** Shirley Taylor-Prakelt, Coordinator  
Housing & Community Development

**RE:** **Acceptance of Warranty Deed - Donation of Property in the Driftwood Area  
on the Davie Road Extension Between 75th and 76th Avenue**

At the Town Council Meeting of July 15, 1998 Affordable Landmarks, Inc., voluntarily offered to donate a piece of vacant property fronting the Davie Road Extension in the Driftwood Area, to the Town for a public purpose; and, the Town Council expressed a desire to accept such donation. Therefore, attached for your review and approval is the Ordinance accepting the Warranty Deed for this parcel.

The use of this site will be evaluated during the next few months concurrent with the planning process for the FY 1999/00 CDBG Annual Action Plan (federal grant application); and, it is hoped that this parcel will play a key role in the redevelopment of the Driftwood CDBG Target Area. The site could provide: additional park space as an adjunct to Driftwood Park; a small commercial venture that would create jobs for the area e.g. a small business incubator; town homes; or single-family homes such as those built by Habitat for Humanity. The Town Council will have the final approval on the use of this property either as a component of the CDBG Annual Plan, or as a stand-alone item.

STP/stp

Attachments

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ACCEPTING WARRANTY DEED FROM SYLVIA HALL, LUCY BRUNO, PATRICIA FOJO AND GENEVIEVE MARSZALEK, CONVEYING CERTAIN PROPERTY FOR USE BY THE PUBLIC, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Affordable Landmarks, Inc., has agreed to purchase certain real property located in the Town of Davie, Broward County, Florida, from Sylvia Hall, Lucy Bruno, Patricia Fojo and Genevieve Marszalek (the "Seller Group"); and

WHEREAS, Affordable Landmarks, Inc., (the "Developer") has agreed to have the property conveyed from the Seller Group, to the Town of Davie; and

WHEREAS, the Developer and Seller Group have agreed that said property shall be conveyed directly by the Seller Group to the Town of Davie, with Affordable Landmarks, Inc., agreeing to remain liable for all financial obligations pertaining to the acquisition of the property and its conveyance to the Town of Davie.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1: The Grant made by Warranty Deed from Sylvia Hall, Lucy Bruno, Patricia Fojo and Genevieve Marszalek, copies of which are attached hereto as composite Exhibit "A", is hereby accepted.

SECTION 2: If any section, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining.

SECTION 3: This Ordinance shall take effect immediately upon passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1999.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1999.

\_\_\_\_\_  
MAYOR/COUNCIL MEMBER

\_\_\_\_\_  
TOWN CLERK

Exhibit "A"

Parcel ID Number: 51-41-03-01-0871  
County: Dade

**Warranty Deed**

This Indenture, Made this 1st day of April, 1999 A.D., Between  
LUCY BRUNO and PATRICIA FOJO AND SYLVIA HALL and GENEVIEVE  
MARSZALEK,

of the County of Dade, State of Florida, grantors, and  
TOWN OF DAVIE, a municipal corporation,

whose address is:

of the County of Dade, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of  
TEN & NO/100 (\$10.00) DOLLARS,  
and other good and valuable considerations to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate,  
lying and being in the County of Broward, State of Florida to-wit:

All that part of Tract 64 lying North of Davie Road Extension,  
of A.C. BENDLE SUBDIVISION, of Section 3, Township 51 South,  
Range 41 East, as recorded in Plat Book 1, Page 27, of the  
Public Records of Miami-Dade County, Florida. Said lands  
situate lying and being in Broward County, Florida, LESS the  
North 20.00 feet thereof, for road right-of-way.

Subject to restrictions, reservations and easements of record,  
if any, which are not reimposed hereby, and taxes subsequent to  
December 31, 1998.

Grantors warrant that the subject is vacant land and not their  
homestead, nor contiguous thereto. Grantors reside at:

- LUCY BRUNO: \_\_\_\_\_
- PATRICIA FOJO: 105 Windy Ridge, Goodward Park, Trinidad, West  
Indies
- SYLVIA HALL: 2503 Polk Street, Hollywood, Florida 33020
- GENEVIEVE MARSZALEK: 14 Sea Breeze Lane, Bristol, RI 02809

(SIGNATURE, WITNESS, NOTARY AND CONSULAR ACKNOWLEDGEMENT  
BLOCKS ARE ATTACHED HERETO AND MADE A PART HEREOF)

and the GRANTEE do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whatsoever.









