

# Memorandum



**Date:** December 10, 2009

HPSI  
Agenda Item No. 3C

**To:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

A handwritten signature in black ink, appearing to read "G. Burgess", written over the printed name of the sender.

**Subject:** Resolution Authorizing the Conveyance of an Easement to Florida Power and Light Company (FPL) for a Pad mount Equipment Area and the construction, operation and maintenance of underground electric transmission and distribution lines, located at Jackson South Community Hospital

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The attached item is being placed on the Board of County Commissioner's at the request of Dr. Eneida O. Roldan, President of the Public Health Trust (PHT) for approval of an easement to FPL at Jackson South Community Hospital. On May 27, 2008, the Board of Trustees of the PHT adopted the attached Resolution No. PHT05/08-036 authorizing the President of the Public Health Trust to negotiate easements for electrical and utility services for Jackson South Community Hospital including FPL.

A handwritten signature in black ink, appearing to read "Dennis C. Moss", written over a horizontal line.  
Assistant County Manager



# MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss      DATE: January 21, 2010  
and Members, Board of County Commissioners

FROM: R. A. Cuevas, Jr.      SUBJECT: Agenda Item No.  
County Attorney

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No.  
1-21-10

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE CONVEYANCE OF AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR A PAD MOUNT EQUIPMENT AREA AND THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, LOCATED AT JACKSON SOUTH COMMUNITY HOSPITAL

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board hereby authorizes the conveyance of an Easement to Florida Power & Light Company (FPL), as described in the FPL Easement attached, in substantially the form attached hereto and made a part hereof, and authorizes the County Mayor or Mayor's designee to execute said Easement on behalf of Miami-Dade County; and authorizes the County Mayor or Mayor's designee to exercise any and all other rights conferred therein.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

- |                                 |                    |
|---------------------------------|--------------------|
| Dennis C. Moss, Chairman        |                    |
| Jose "Pepe" Diaz, Vice-Chairman |                    |
| Bruno A. Barreiro               | Audrey M. Edmonson |
| Carlos A. Gimenez               | Sally A. Heyman    |
| Barbara J. Jordan               | Joe A. Martinez    |
| Dorrrin D. Rolle                | Natacha Seijas     |
| Katy Sorenson                   | Rebeca Sosa        |
| Sen. Javier D. Souto            |                    |

B

The Chairperson thereupon declared the resolution duly passed and adopted this 21<sup>st</sup> day of January, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

ES

Eugene Shy, Jr.



*Eneida O. Roldan, M.D., M.P.H., M.B.A*  
*President & C.E.O.*

*Executive Office*  
1611 N.W. 12th Avenue  
Miami, Florida 33136-1096  
305-585-6754

Date: November 24, 2009

To: Honorable Chairman Dennis C. Moss  
And Members, Board of County Commissioners

From: Eneida O. Roldan, MD, MPH, MBA  
President and CEO  
Public Health Trust

Subject: Resolution Authorizing the Conveyance of an Easement to Florida Power and Light Company (FPL) for a Pad mount Equipment Area and the construction, operation and maintenance of underground electric transmission and distribution lines, located at Jackson South Community Hospital

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RECOMMENDATION

It is recommended that the Board approve the attached resolution authorizing the conveyance of an easement to Florida Power and Light Company (FPL) for the installation of underground electric transmission and distribution lines to service Jackson South Community Hospital ("Jackson South")

OWNER: Public Health Trust of Miami-Dade County, User Agency

TAX FOLIO NUMBER: A portion of folio No. 30-5021-000-0240

LOCATION: 9333 S.W. 152 Street, Miami, Florida

COMMISSION DISTRICT: 8

COMMISSION DISTRICT  
IMPACTED: Countywide

BACKGROUND: On May 27, 2008, the Board of Trustees of the Public Health Trust approved Resolution No. PHT 05/08-036, authorizing the negotiation for relocation of easements for Jackson South Community Hospital, including in favor of ("FPL"). A copy of Resolution No. PHT 0508-036 is attached and incorporated herein.

Honorable Chairman Dennis C. Moss  
And Members, Board of County Commissioners  
Page 2

**FACILITY**

**DESCRIPTION:**

Jackson South is a 199-bed full service acute care hospital that generally operates at full or above capacity. Expansion of Jackson South has been approved by the Board of Trustees and the General Plan for the Expansion and Renovation of Jackson South was approved by the Commission on September 18, 2007 by Resolution No. R-1022-07. The plan for expansion and renovation includes approximately 180,000 square feet of new construction and 72,000 square feet of renovated space that will improve services provided by the Intensive Care, Surgery, Emergency, Diagnostic Imaging, Pharmacy, Admissions, Psychiatric Services, Observation Beds, Lab, Dietary, Materials Management and Miscellaneous Support Services Units. This facility is part of the county wide network of care that comprises the Jackson Health System.

**JUSTIFICATION:**

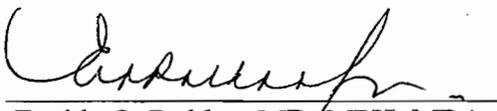
Because construction for the expansion and renovation project will impair the current FPL easement which serves Jackson South, FPL has requested an easement to construct, maintain and operate the underground electrical lines that will continue to provide electrical services to Jackson South through an easement relocated from its current location.

**MONITOR:**

Phil Frye, Vice President for Support Services, Public Health Trust

**DELEGATED  
AUTHORITY:**

Authorizes the County Mayor to execute the easement.

  
\_\_\_\_\_  
Eneida O. Roldan, MD, MPH, MBA  
President/CEO  
Public Health Trust

RESOLUTION NO. PHT 05/08- 036

RESOLUTION AUTHORIZING THE PRESIDENT OR HIS DESIGNEE TO NEGOTIATE RELOCATION OF AN EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY FOR THE PROVISION OF ELECTRICAL SERVICES TO JACKSON SOUTH COMMUNITY HOSPITAL AND TO NEGOTIATE SUCH OTHER EASEMENTS NECESSARY OR REQUIRED FOR THE PROVISION OF UTILITY SERVICES TO JACKSON SOUTH; AND AUTHORIZING THE PRESIDENT TO SEEK BOARD OF COUNTY COMMISSIONERS' APPROVAL OF SUCH EASEMENTS AND EXECUTION THEREOF.

*(FUNDING: GENERAL OBLIGATION AND JMH REVENUE BONDS)*

*(Richard Morgan, Vice President, Support Services)*

WHEREAS, this Board desires to accomplish the purposes outlined in the attached agenda item;

and

WHEREAS, the President, Strategic Planning & Program Planning Committee, Facilities Development Committee, Fiscal Affairs, Procurement & Budget Committee recommend approval.---

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorizes the President or his designee to negotiate the relocation of an easement in favor of Florida Power & Light Company for the provision of electrical services to Jackson South Community Hospital and to negotiate such other easements necessary or required for the provision of utility services to Jackson South and authorizing the President to seek Board of County Commissioners' approval of such easements and execution thereof (Funding: Funding from General Obligation & JMH Revenue Bonds) in accordance with the recommendation set forth in the agenda item attached hereto and incorporated herein by reference.

  
Richard Morgan, Vice President  
Support Services

Add-on Agenda Item (5)  
Chairperson's Report  
May 27, 2008

-Page 2-

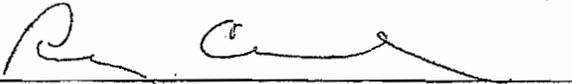
The foregoing resolution was offered by Ms. Cancela. The motion was seconded  
by Mr. Arrizurieta as follows:

Stanley H. Arkin	Absent
Jorge L. Arrizurieta	Aye
Rosy Cancela	Aye
John H. Copeland, III	Aye
Ernesto A. de la Fe	Aye
Joaquin del Cueto	Aye
Georgena D. Ford, R.N.	Absent
Abraham A. Galbut	Aye
Armando Gutierrez, Jr.	Aye
Walter James Harvey, Esq.	Aye
Saif Yamani Ishoff	Aye
Marcos J. Lapciuc	Mr. Lapciuc was not present for the vote.
Angel Medina, Jr.	Absent
Diego L. Mella	Absent
Kathie Sigler, Ed.D.	Aye
Martin G. Zilber, Esq.	Aye
Commissioner Dorrin Rolle	Absent
Commissioner Javier Souto	Aye

The Chairperson thereupon declared the resolution duly passed and adopted this 27<sup>th</sup> day of May 2008.

PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA

BY: \_\_\_\_\_

  
Rosy Cancela, Secretary

Approved by the County Attorney as to form  
and legal sufficiency ES

FACILITIES DEVELOPMENT COMMITTEE  
AGENDA ITEM  
FISCAL AFFAIRS

05-07-08  
ADD-ON  
05-13-08

REQUEST

Staff requests authorization for the President or his designee to negotiate the relocation of an easement in favor of Florida Power & Light Company for the provision of electrical services to Jackson South Community Hospital and to negotiate such other easements necessary or required for the provision of utility services to Jackson South and authorizing the President to seek Board of County Commissioners' approval of such easements and execution thereof. (Funding: Funding from General Obligation & JMH Revenue Bonds).

BACKGROUND

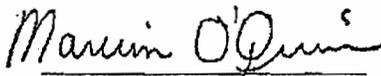
In July 2001, the Public Health Trust purchased the former Deering Hospital located at 9333 S.W. 152<sup>nd</sup> Street, Miami, Florida and renamed it " Jackson South Community Hospital."

In 2003, the Board of Trustees of the Public Health Trust approved the expansion and renovation of Jackson South Community Hospital. On August 23, 2005, the Board of County Commissioners approved Resolution No. R-907-05 Resolution authorizing the execution of a contract for sale and purchase between Robert J. Shelley IV and Douglas F. Landsea, as sellers, and Miami-Dade County, as buyer, for four (4) million dollars for approximately 5.673 acres of vacant land located on the north side of 152 street, east of 95<sup>th</sup> avenue, Miami, Florida and adjacent to Jackson South Community Hospital to allow for facility expansion by the Public Health Trust; authorizing the County Manager to execute the contract for and on behalf of Miami-Dade County, and authorizing the County Manager to exercise any and all rights conferred therein.

Florida Power & Light Company ("FPL") currently provides utility services by means of an easement on the western boundary of the Jackson South property. The renovation work would require construction on such easement therefore the existing FPL easement must be abandoned and replaced with a new utility easement in favor of FPL. In addition, other utility easements may be impacted by the renovations, thus, the President seeks the additional authority to negotiate the relocation of those easement so that the President can seek the Board of County Commissioners without having to come again before the Board of Trustees.

RECOMMENDATION

I concur with Staff's recommendation to authorize the President or his designee to negotiate the relocation of an easement in favor of Florida Power & Light Company for the provision of electrical services to Jackson South Community Hospital and to negotiate such other easements necessary or required for the provision of utility services to Jackson South and authorizing the President to seek Board of County Commissioners' approval of such easements and execution thereof. (Funding: Funding from General Obligation & JMH Revenue Bonds).

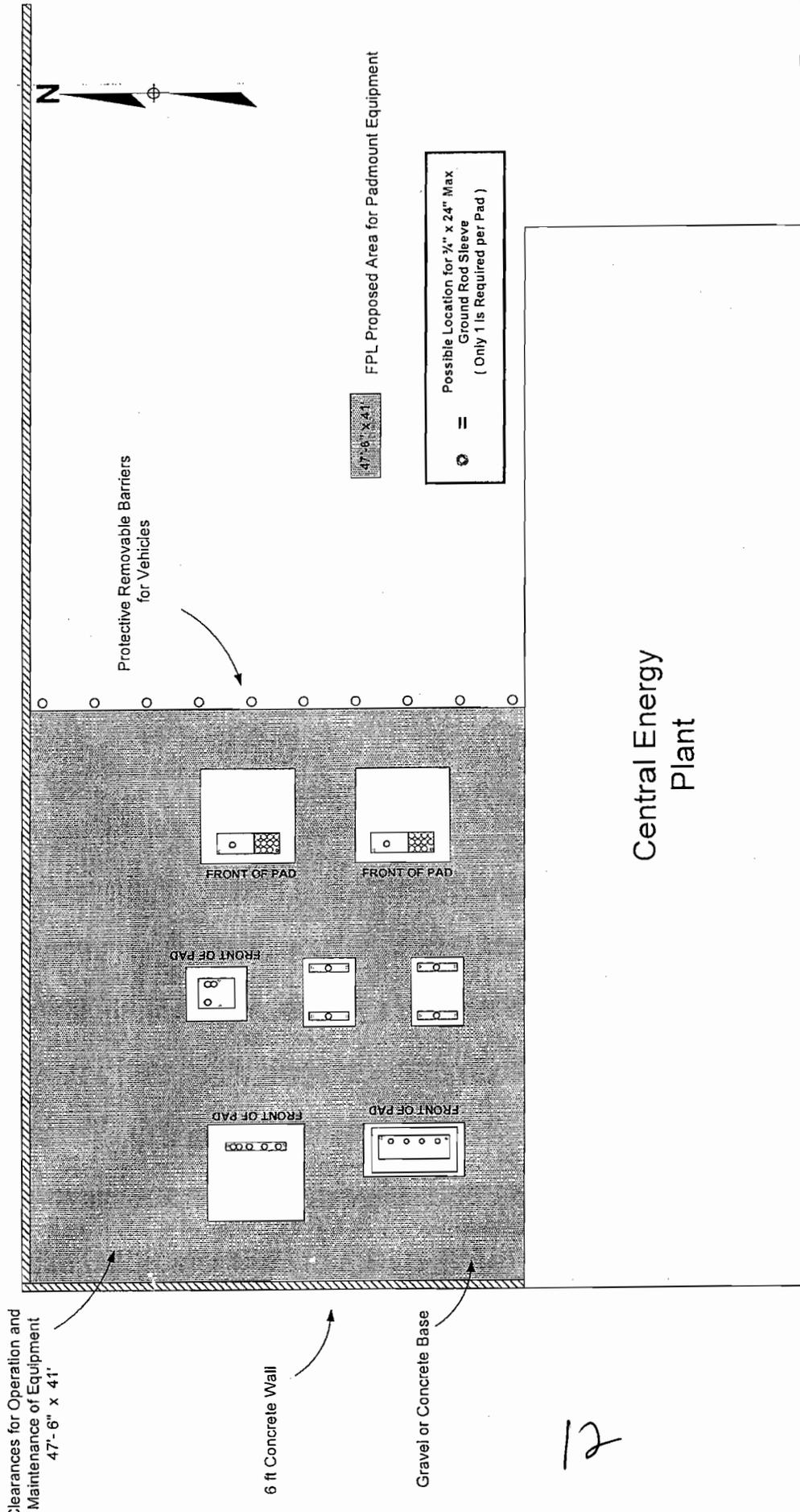


Marvin O'Quinn, President  
The Public Health Trust





**FPL PADMOUNTED FACILITIES DUCT PLACEMENT**



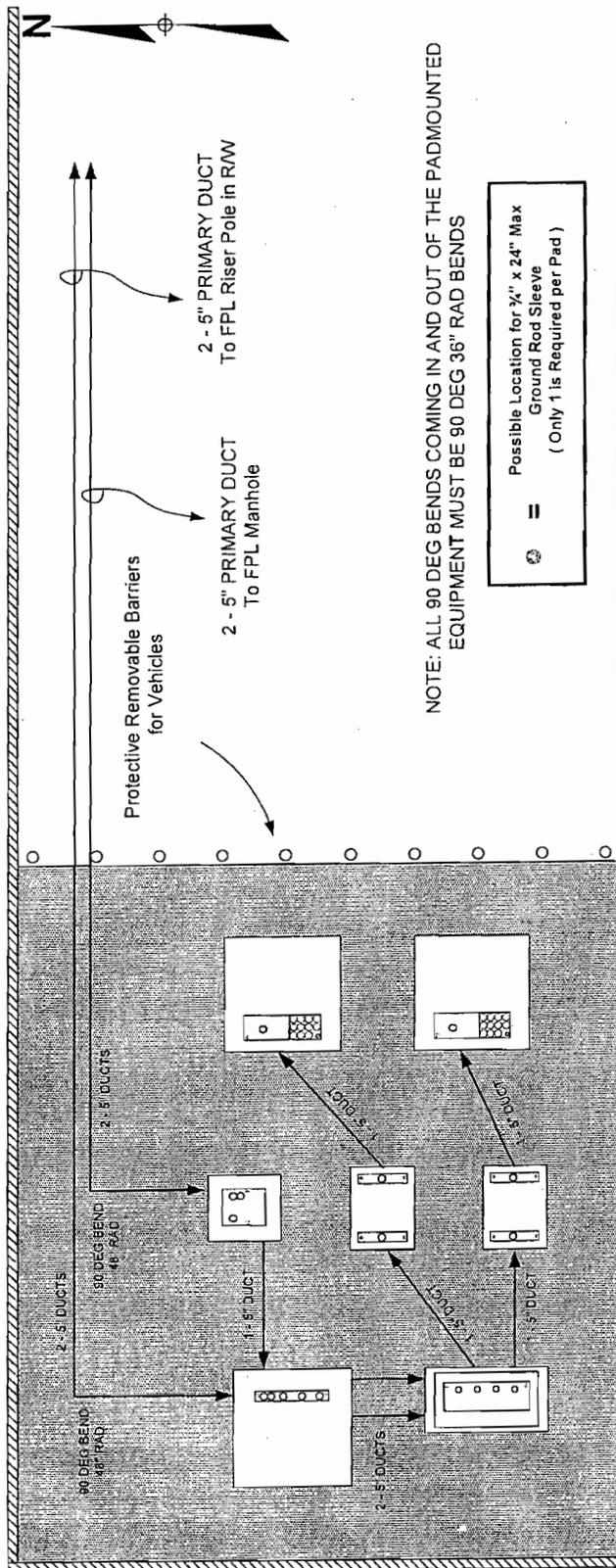
12

# FPL PADMOUNTED FACILITIES DUCT ROUTING

Clearances for Operation and Maintenance of Equipment  
47'-6" x 41'

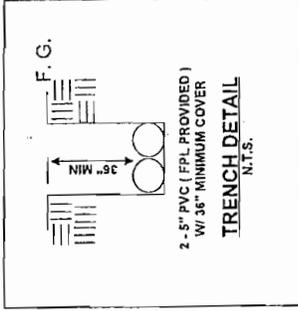
6 ft Concrete Wall

Gravel or Concrete Base



NOTE: ALL 90 DEG BENDS COMING IN AND OUT OF THE PADMOUNTED EQUIPMENT MUST BE 90 DEG 36" RAD BENDS

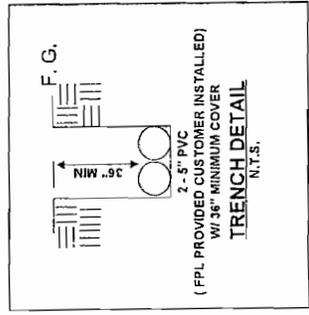
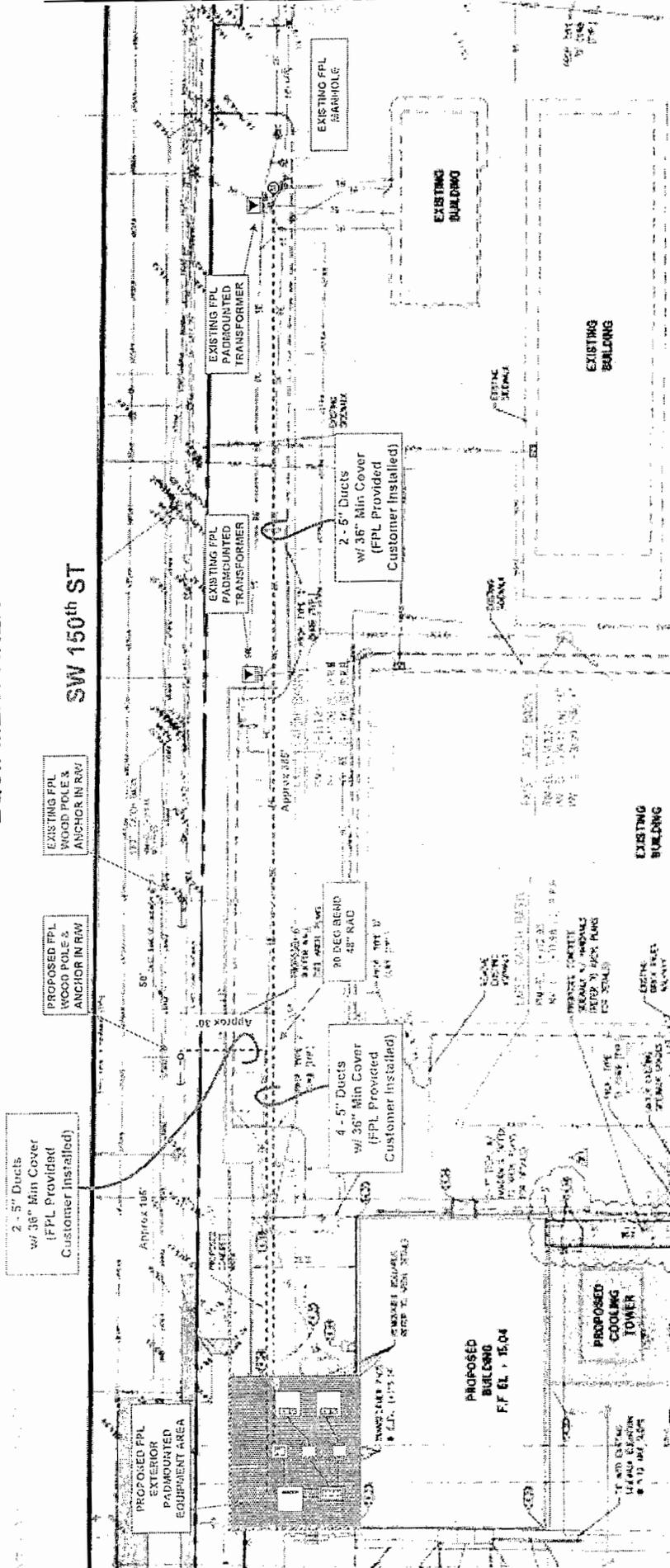
⊙ = Possible Location for 3/4" x 24" Max Ground Rod Sleeve (Only 1 is Required per Pad)



Central Energy Plant

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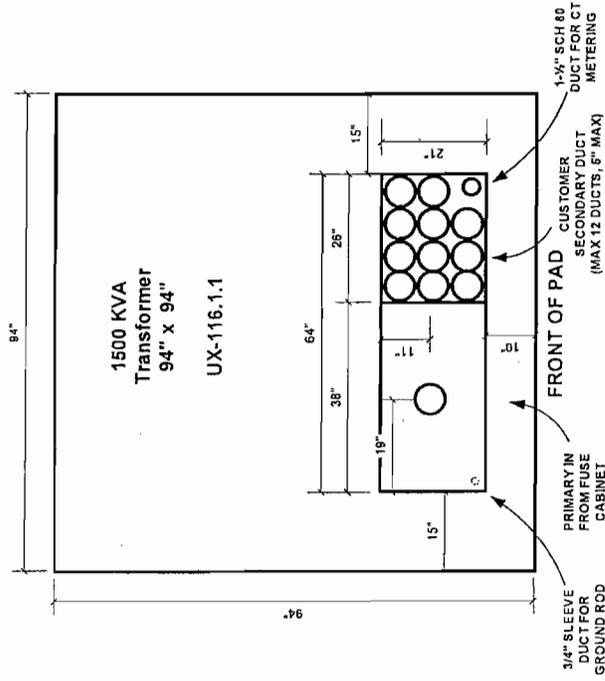
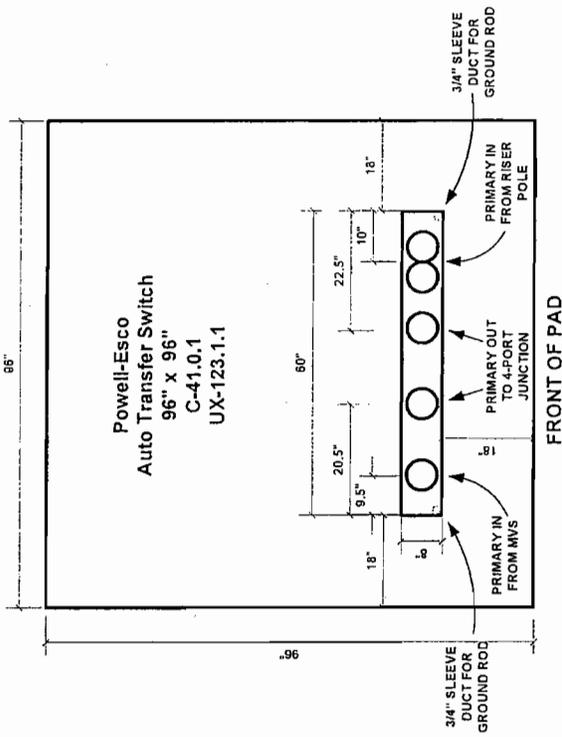
# FPL DUCT ROUTE TO PROPOSED FPL EXTERIOR PADMOUNTED EQUIPMENT AREA



- (M) = Existing FPL Manhole
- = Proposed FPL Wood Pole & Anchor
- ⊙ = Existing FPL Wood Pole & Anchor
- ◻ = Existing FPL Transformer
- = Proposed FPL Duct Path (Direct Buried or Concrete Encased (T.B.A.))

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# FPL PADMOUNTED FACILITIES DUCT PLACEMENT

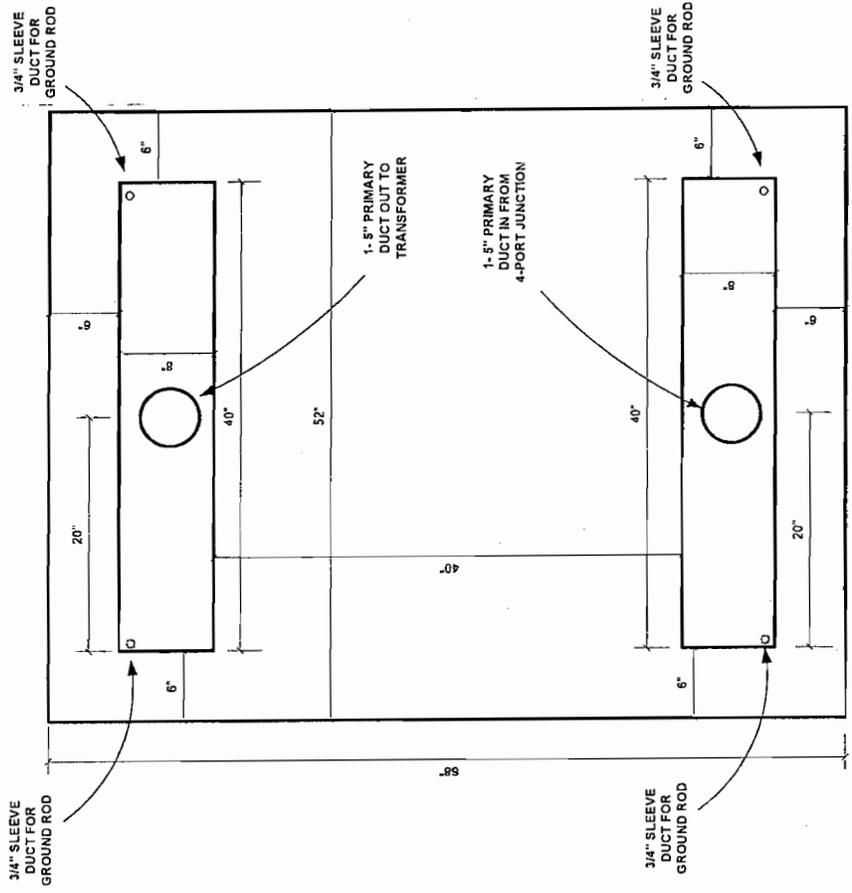


= Possible Location for 1/2" x 24" Max Ground Rod Sleeve ( Only 1 is Required per Pad )

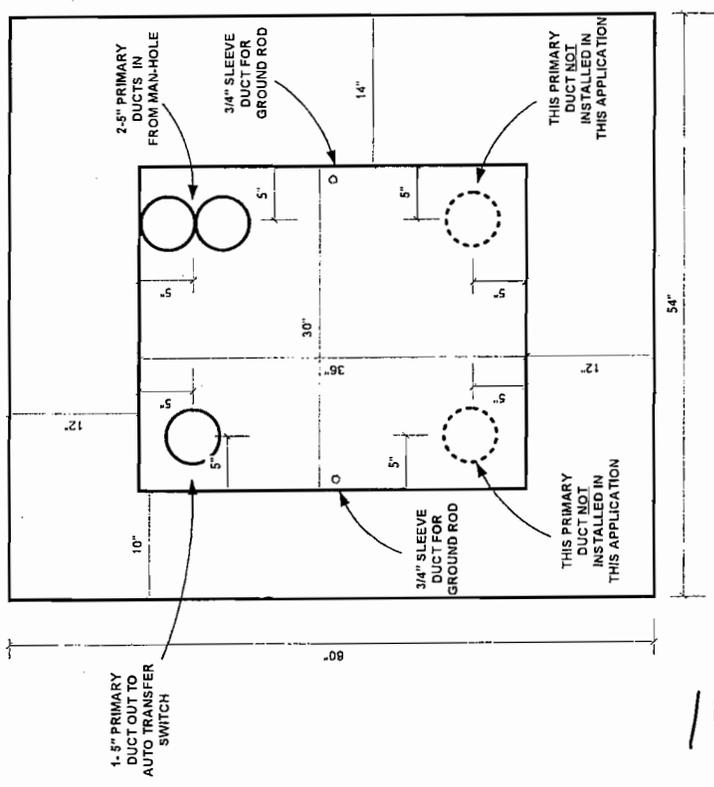
15

# FPL PADMOUNTED FACILITIES DUCT PLACEMENT

Fuse Cabinet  
68" x 52"  
C-44.0.0  
UX-124.0.0



MVS  
60" x 54"  
C-41.0.1  
UX-126.0.0



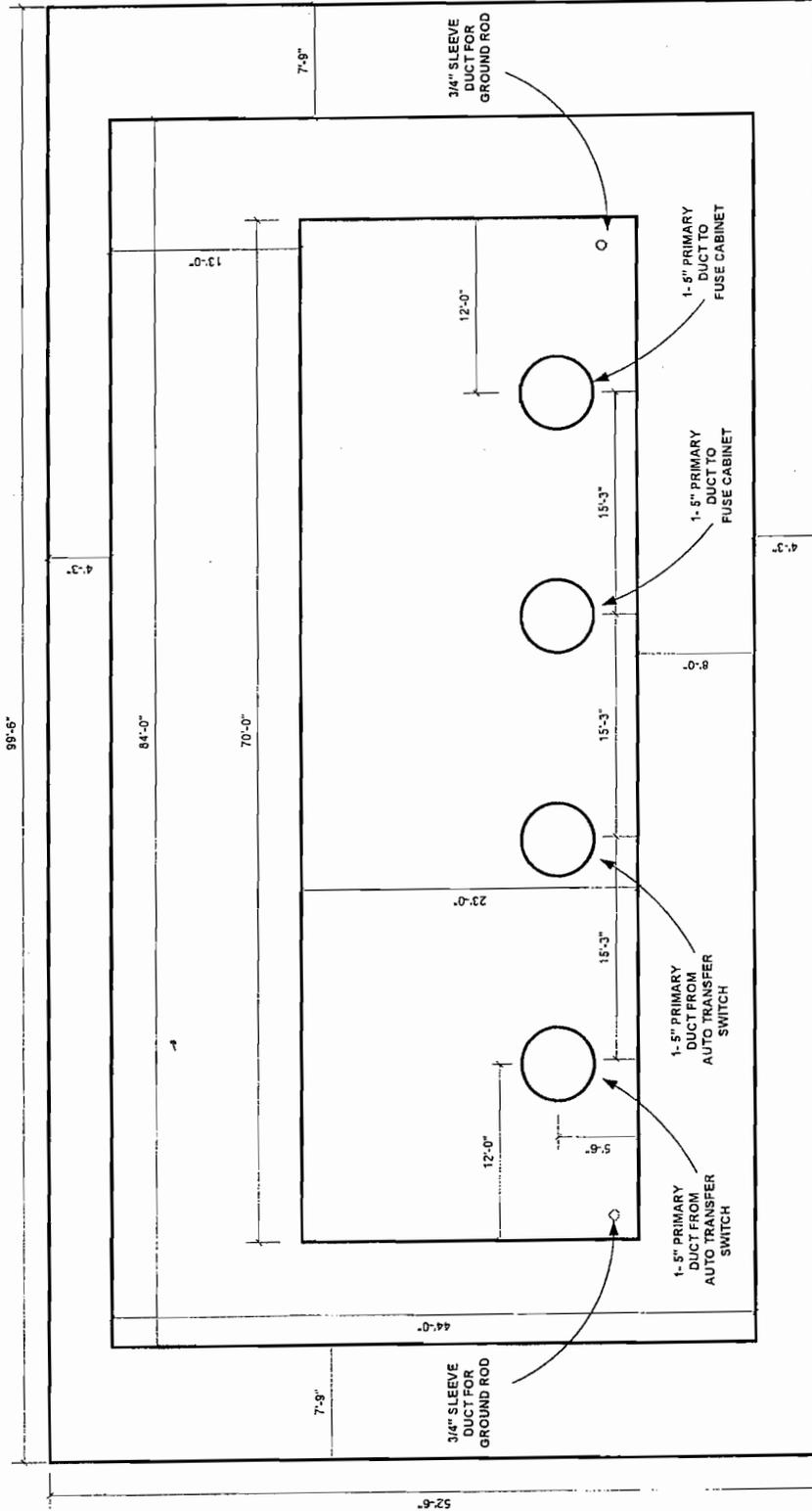
FRONT OF PAD

⊕ = Possible Location for 3/4" x 24" Max Ground Rod Sleeve ( Only 1 is Required per Pad )

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FPL PADMOUNTED FACILITIES  
DUCT PLACEMENT

4 Port Junction  
99-1/2" x 52-1/2"  
C-44.0.0



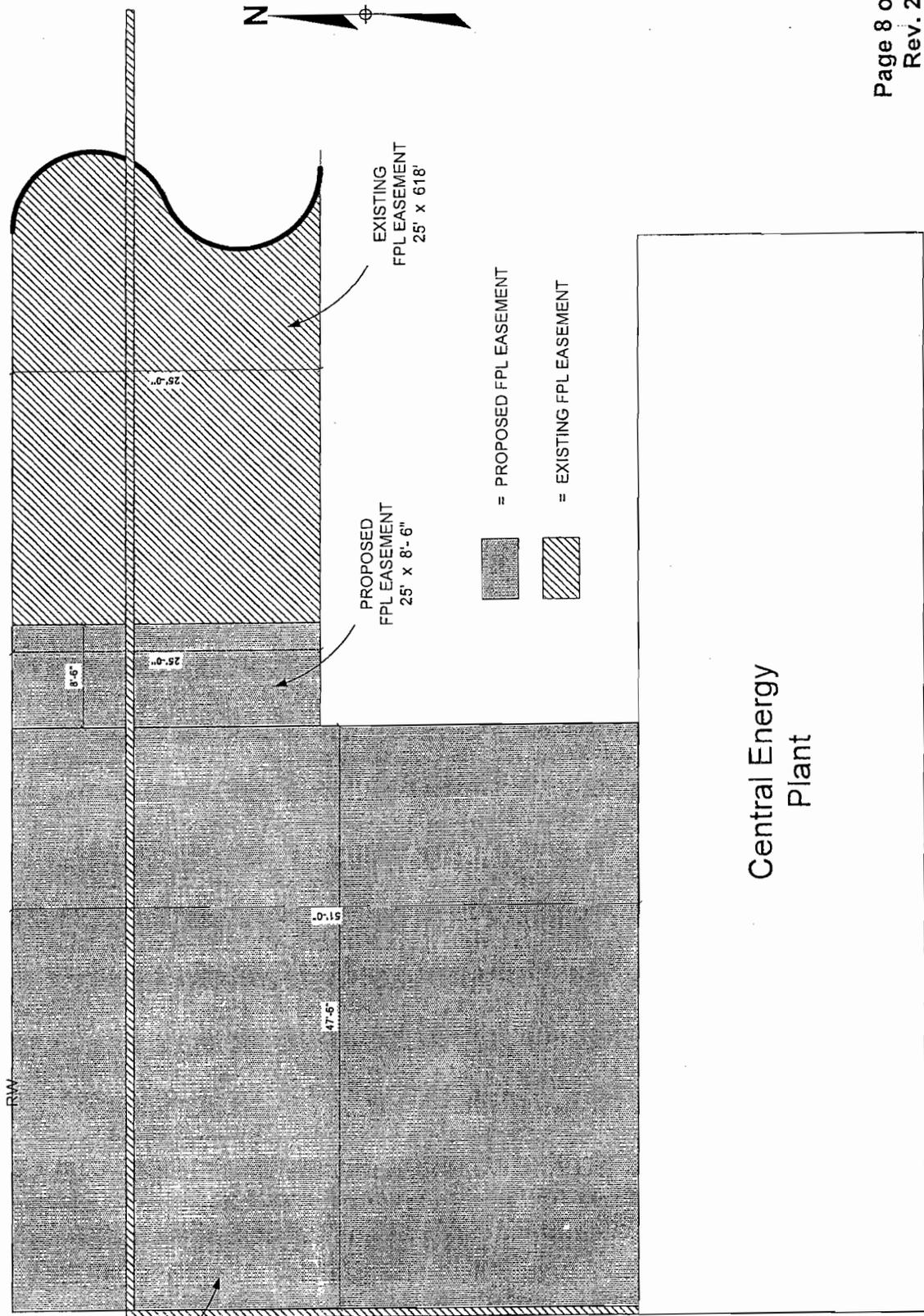
FRONT OF PAD

Install Ducts Per This Sketch  
NOT C-44.0.0

17

PROPOSED FPL EASEMENT

SW 150<sup>th</sup> ST



PROPOSED FPL EASEMENT  
51' x 47'-6"

6 ft Concrete Wall

PROPOSED FPL EASEMENT  
25' x 8'-6"

EXISTING FPL EASEMENT  
25' x 618'

- [Solid Hatched Box] = PROPOSED FPL EASEMENT
- [Diagonal Hatched Box] = EXISTING FPL EASEMENT

Central Energy  
Plant

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Work Request No. 3642068

### EASEMENT

This instrument Prepared By

Sec.21, Twp. 55S., Rge. 40 E

Name: Jose Palomo  
Co. Name: Florida Power & Light Company  
Address: 14250 SW 112<sup>th</sup> Street  
Miami, FL 33186

Parcel I.D.30-5021-000-0269  
(Maintained by County-Appraiser)

Form 3722 (Stocked) Rev. 7/94

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("Grantee"), an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 5 feet in width described as follows:

Reserved for Circuit Court

See attached Exhibit A (attached hereto and incorporated by reference)(the "Easement Area")

Together with the right to permit Grantee to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for Grantee's communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

The County shall have the right and privilege to use the Easement Area in any manner that does not interfere with the rights, use and enjoyment granted hereunder to Grantee.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 200\_.

ATTEST:

Miami-Dade County, Florida

HARVEY RUVIN, CLERK \_\_\_\_\_

By: \_\_\_\_\_ MAYOR

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Approved as to form and legal sufficiency:

Print Address: \_\_\_\_\_

Assistant County Attorney \_\_\_\_\_

Print Name: \_\_\_\_\_

The foregoing was accepted and approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by Resolution No. \_\_\_\_\_ by the Board of County Commissioners for Miami-Dade County.

#### STATE OF FLORIDA AND COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by \_\_\_\_\_, and \_\_\_\_\_ as Mayor and Clerk, respectively, of Miami-Dade County, a political subdivision of the State of Florida, on behalf of said county, who are personally known to me or have produced \_\_\_\_\_ as identification, and who did (did not) take an oath.  
(Type of Identification)

My Commission Expires: \_\_\_\_\_

Notary Public, Signature

Print Name \_\_\_\_\_

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