

MEMORANDUM

Agenda Item No. 8(F)(2)


TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 4, 2013

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution authorizing the conveyance of an easement to Florida Power and Light Company (FPL) through County-Owned land for \$1.00 to service the Children's Courthouse being Built at 155 N.W. 3 Street Miami

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson



R. A. Cuevas, Jr.
County Attorney


RAC/lmp

Memorandum



Date: June 4, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Authorizing the Conveyance of an Easement to Florida Power and Light Company on County-Owned Land Located at 155 NW 3 Street, Miami

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution which authorizes the conveyance of a 3,052 square foot easement to Florida Power and Light Company (FPL) to service the Children's Courthouse.

Scope

The property is located at 155 NW 3 Street, Miami, FL in Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

Fiscal Impact/Funding Source

There is no fiscal impact to Miami-Dade County with the conveyance of the easement.

Track Record/Monitoring

Shannon Clark of the Internal Services Department (ISD) is the Real Estate Officer managing the conveyance of this easement, and Humberto Contreras, ISD Design and Construction Services Division, is the Project Manager for the Children's Courthouse project.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to execute same for and on behalf of Miami-Dade County and authorizes the County Mayor or the County Mayor's designee to exercise any and all other rights conferred therein.

Background

On September 25, 2001, by Resolution R-1065-01, the Board designated 3.38 acres of County-owned land, located at 155 NW 3 Street, Miami, FL as the site for a new Children's Courthouse. The construction is underway and is expected to be completed by October 31, 2013.

FPL requires the conveyance of an easement through approximately 3,052 square feet of County-owned land to accommodate the installation of an electric vault and the connection of electric service to the Children's Courthouse. As such, it is in the best interest of the County to approve this conveyance to ensure timely completion of the project.

Additional property details are as follows.

FOLIO NUMBER: Portion of 01-4137-070-0010

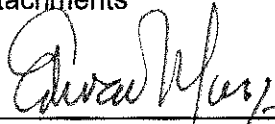
LOCATION: 155 NW 3 Street

PROPERTY SIZE: 3,052 square feet

Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners
Page 2

ZONING: T6-24-O Urban Core Zone.

Attachments



Edward Marquez
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 4, 2013

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(2)

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 Mayor'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

Agenda Item No. 8(F)(2)

Veto _____

6-4-13

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONVEYANCE OF AN EASEMENT TO FLORIDA POWER AND LIGHT COMPANY (FPL), THROUGH COUNTY-OWNED LAND, FOR \$1.00, TO SERVICE THE CHILDREN'S COURTHOUSE BEING BUILT AT 155 NW 3 STREET, MIAMI; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

WHEREAS, the Board desires to accomplish the purpose 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 incorporates the prior recital, authorizes the conveyance of an easement to the Florida Power and Light Company, for \$1.00, in substantially the form attached hereto and made a part hereof, authorizes the County Mayor, or the County Mayor's designee to execute same for and on behalf of Miami-Dade County; and authorizes the County Mayor or the County 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:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of June, 2013. 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.

JRA

Juliette R. Antoine

EASEMENT

Work Request No. _____

Children's Courthouse

Sec. 37 Twp. 54 South

Miami-Dade County

Parcel I.D. 01-4137-070-0010

Internal Services Department

Form 3722 (Stocked) Rev 7/94

111 N.W. 1st Street, Suite 2460

Miami, FL 33128

Instrument Prepared by: Internal Services Department

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 and Light Company, its licensees, agents, successors, and assigns ("Grantee"), an easement forever for the construction, operation, and maintenance of underground electric utility facilities (including cables and conduits) and appurtenant above ground equipment to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well the size and remove such facilities or any of them within an easement described as follows:

See attached Exhibit "A"

Grantor Address:
Miami Dade County
111 NW 1st Street, Suite 2460
Miami, Florida 33128

Grantee Address:
Florida Power and Light
9250 West Flagler Street
Miami, Florida 33174

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 communication purposes; the right to 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 said Easement Area.

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 said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

MIAMI-DADE COUNTY FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

, CLERK

By: _____
Deputy Clerk

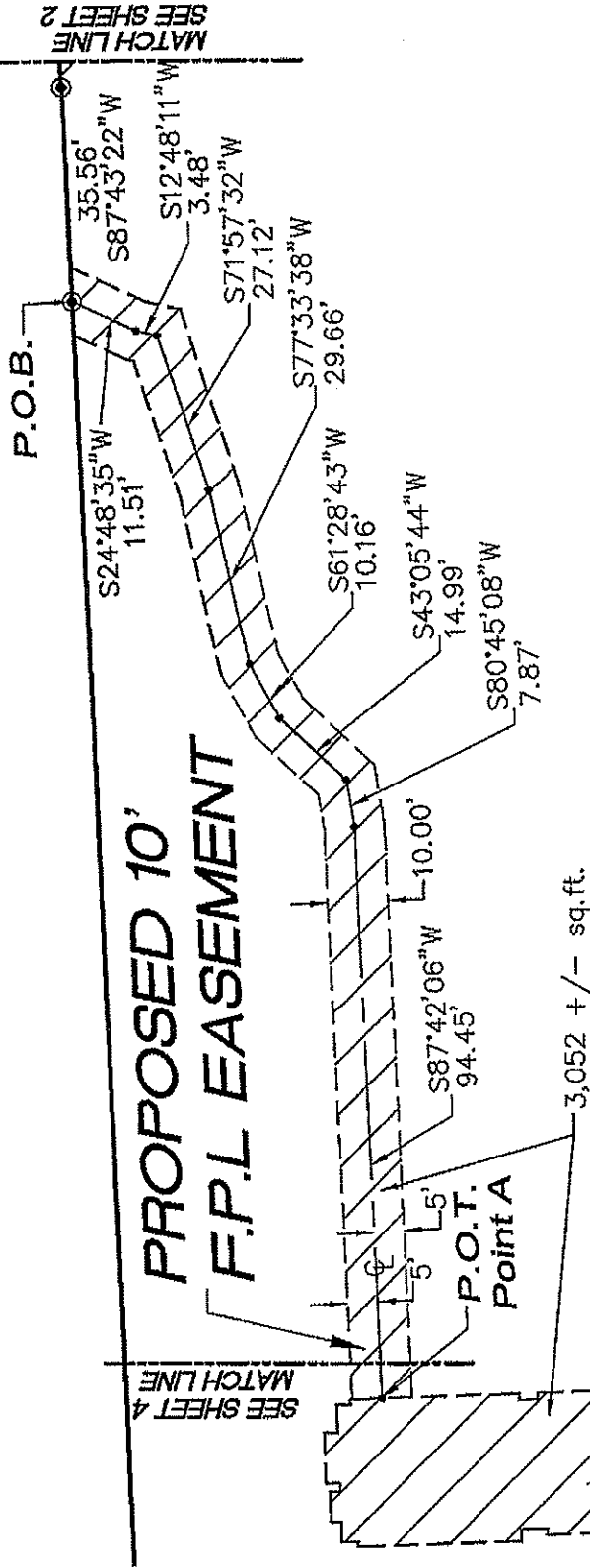
By: _____
Carlos A. Gimenez, Mayor

Approved for Legal Sufficiency: _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2013.

EXHIBIT A

SKETCH AND LEGAL DESCRIPTION
PROPOSED F.P.L. EASEMENT



LEGEND:

- RAW - DENOTES RIGHT-OF-WAY.
- CL - DENOTES CENTERLINE.
- N - DENOTES NORTH
- S - DENOTES SOUTH
- W - DENOTES WEST
- E - DENOTES EAST

(SEE SHEET 4)

FOR LEGAL DESCRIPTION
SEE SHEET 1

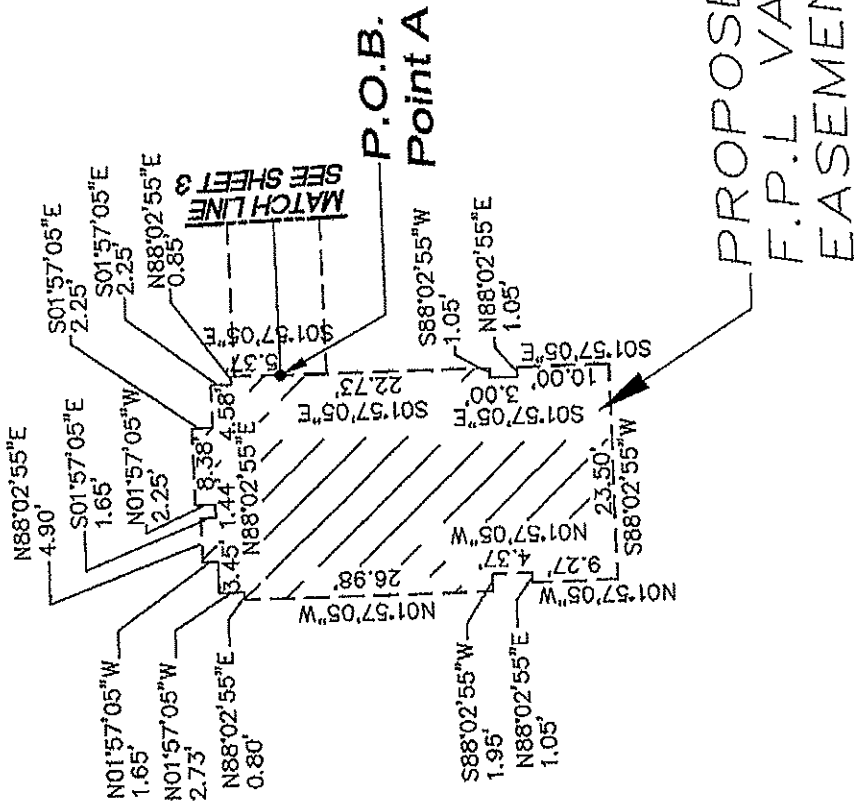
TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION	
PROJECT NAME: CHILDREN'S COURTHOUSE	SHEET: 3 OF 4
DATE: 09/04/2013	SCALE: 1"=30'
DRAWN BY: S.N.	

MANUEL G. VERA AND ASSOCIATES, INC.
ENGINEERS-SURVEYORS & MAPPERS
13360 S.W. 47th ST. MIAMI, FLORIDA 33175
PHONE: (305) 221-6210 FAX: (305) 221-1295

LICENSED BUSINESS No. 2-439

EXHIBIT A

SKETCH AND LEGAL DESCRIPTION
PROPOSED F.P.L. EASEMENT



LEGEND:
 RW - DENOTES RIGHT-OF-WAY.
 C - DENOTES CENTERLINE.
 N - DENOTES NORTH
 S - DENOTES SOUTH
 W - DENOTES WEST
 E - DENOTES EAST

FOR LEGAL DESCRIPTION
SEE SHEET 1

TYPE OF PROJECT:	SKETCH & LEGAL DESCRIPTION
PROJECT NAME:	CHILDRENS COURTHOUSE
DATE:	03/04/2013
DRAWN BY:	S.N.
SHEET	4 OF 4
SCALE	1"=20'

MANUEL G. VERA AND ASSOCIATES, INC.
 ENGINEERS-SURVEYORS & MAPPERS
 13962 S.W. 47th ST. MIAMI, FLORIDA 33175
 PHONE: (305) 221-6210 FAX: (305) 221-1295

LICENSED BUSINESS No. 2439

5

**SKETCH AND LEGAL DESCRIPTION
PROPOSED F.P.L. EASEMENT**

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF TRACT A OF CHILDRENS COURTHOUSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE N.E. CORNER OF SAID TRACT A; THENCE ALONG THE NORTH LINE OF SAID TRACT A FOR THE FOLLOWING DESCRIBED TWO (2) COURSES; 1) THENCE S87°49'13"W FOR 180.02 FEET; 2) THENCE S87°43'22"W FOR 35.56 FEET TO THE POINT OF BEGINNING OF A 10 FOOT WIDE EASEMENT LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE S24°48'35"W FOR 11.51 FEET; THENCE S12°48'11"W FOR 3.48 FEET; THENCE S71°57'32"W FOR 27.12 FEET; THENCE S77°33'38"W FOR 29.66 FEET; THENCE S61°28'43"W FOR 10.16 FEET; THENCE S43°05'44"W FOR 14.99 FEET; THENCE S80°45'08"W FOR 7.87 FEET; THENCE S87°42'06"W FOR 94.45 FEET TO POINT 'A'; SAID POINT ALSO BEING THE POINT OF TERMINATION OF SAID EASEMENT.

TOGETHER WITH:

A PORTION OF THE ABOVE DESCRIBED TRACT A MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE ABOVE ESTABLISHED POINT 'A'; THENCE ALONG THE INTERIOR FACE OF AN EXISTING F.P.L. VAULT ROOM, FOR THE FOLLOWING DESCRIBED TWENTY FIVE (25) COURSES; 1) THENCE S01°57'05"E FOR 22.73 FEET; 2) THENCE S88°02'55"W FOR 1.05 FEET; 3) THENCE S01°57'05"E FOR 3.00 FEET; 4) THENCE N88°02'55"E FOR 1.05 FEET; 5) THENCE S01°57'05"E FOR 10.00 FEET; 6) THENCE S88°02'55"W FOR 23.50 FEET; 7) THENCE N01°57'05"W FOR 9.27 FEET; 8) THENCE N88°02'55"E FOR 1.05 FEET; 9) THENCE N01°57'05"W FOR 4.37 FEET; 10) THENCE S88°02'55"W FOR 1.95 FEET; 11) THENCE N01°57'05"W FOR 26.98 FEET; 12) THENCE N88°02'55"E FOR 0.80 FEET; 13) THENCE N01°57'05"W FOR 2.73 FEET; 14) THENCE N88°02'55"E FOR 3.45 FEET; 15) THENCE N01°57'05"W FOR 1.65 FEET; 16) THENCE N88°02'55"E FOR 4.90 FEET; 17) THENCE S01°57'05"E FOR 1.65 FEET; 18) THENCE N88°02'55"E FOR 1.44 FEET; 19) THENCE N01°57'05"W FOR 2.25 FEET; 20) THENCE N88°02'55"E FOR 8.38 FEET; 21) THENCE S01°57'05"E FOR 2.25 FEET; 22) THENCE N88°02'55"E FOR 4.58 FEET; 23) THENCE S01°57'05"E FOR 2.25 FEET; 24) THENCE N88°02'55"E FOR 0.85 FEET; 25) THENCE S01°57'05"E FOR 5.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,052 SQUARE FEET, MORE OR LESS, BY CALCULATIONS.

SURVEYOR'S REPORT:

BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE PLAT OF "CHILDRENS COURTHOUSE", P.B. 168 PG. 97, ALONG THE CENTERLINE LINE OF N.W. 3rd. STREET, WHICH IS N87°44'08"E.

THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH AND LEGAL DESCRIPTION FOR AN F.P.L. EASEMENT.

THE CENTERLINE OF THE 10 FOOT WIDE PORTION OF THE EASEMENT AS SHOWN IN SHEETS 2 & 3 IS APPROXIMATELY COINCIDENT WITH THE CENTERLINE OF AN F.P.L. DUCT AS LOCATED BY OUR FIRM AS OF 12-08-2011.

LIMIT OF THE F.P.L. VAULT EASEMENT AS SHOWN IN SHEETS 2 & 4 IS THE INTERIOR FACE OF AN EXISTING F.P.L. VAULT ROOM, LYING WITHIN THE EXISTING MAIN BUILDING.

EASEMENT LINES TO BE SHORTENED OR EXTENDED AT ALL ANGLE POINTS.

Manuel G. Vera
MANUEL G. VERA, PRESIDENT

PROFESSIONAL SURVEYOR AND MAPPER No. 22662,
STATE OF FLORIDA,
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

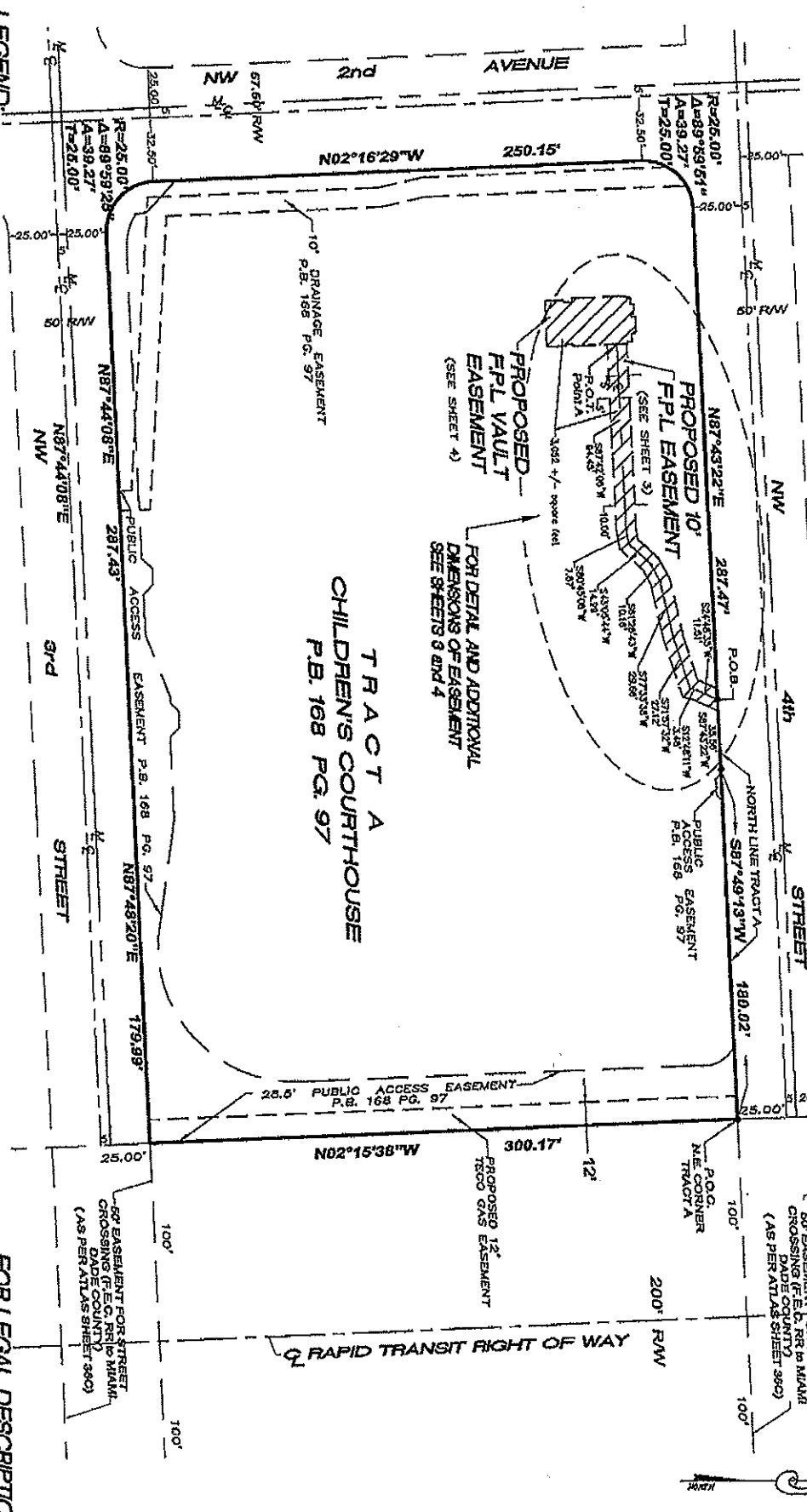
LICENSED BUSINESS No. 2439

**FOR SKETCH SEE
SHEET 2, 3 and 4**

MANUEL G. VERA AND ASSOCIATES, INC.		TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION	
ENGINEERS-SURVEYORS & MAPPERS		PROJECT NAME: CHILDRENS COURTHOUSE	
13960 S.W. 47th ST. MIAMI, FLORIDA 33175		DATE: 03/04/2013	SCALE: ---
PHONE: (305) 221-6210 FAX: (305) 221-1295		DRAWN BY: S.M.	SHEET: 1 OF 4

**SKETCH AND LEGAL DESCRIPTION
PROPOSED FPL EASEMENT**

EXHIBIT A



**TRACT A
CHILDREN'S COURTHOUSE
P.B. 168 PG. 97**

LEGEND:
 RW - DENOTES RIGHT-OF-WAY.
 C - DENOTES CENTERLINE.
 N - DENOTES NORTH
 S - DENOTES SOUTH
 W - DENOTES WEST
 E - DENOTES EAST

**FOR LEGAL DESCRIPTION
SEE SHEET 1**

MANUEL GVERA AND ASSOCIATES, INC.
 ENGINEERS, SURVEYORS & MAPPERS
 13960 S.W. 47th ST. MIAMI, FLORIDA 33175
 PHONE: (305) 221-6210 FAX: (305) 221-1295

TYPE OF PROJECT		SKETCH & LEGAL DESCRIPTION	
PROJECT NAME	CHILDREN'S COURTHOUSE	SCALE	SHEET
DATE	03/04/2013	1"=80'	2 OF 4
DRAWN BY	S.N.		

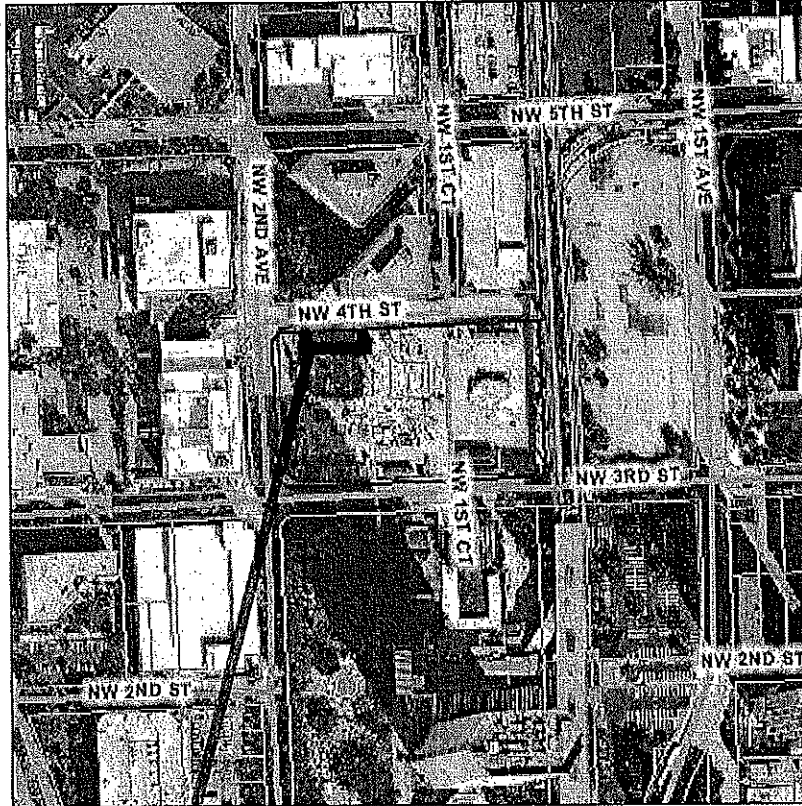
LICENSED BUSINESS No. 2439

My Home
Miami-Dade County, Florida

MIAMI-DADE

miamidade.gov

Property Information Map



Aerial Photography 2012

0 — 152 ft

This map was created on 3/14/2013 2:30:43 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Area of Easement

Close

Summary Details:

Folio No.:	01-4137-070-0010
Property:	155 NW 3 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT-DGC 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	8000 COMMUNITY FACILITIES
CLUC:	0066 EXTRA FEA OTHER THAN PARKING
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3.38 ACRES
Year Built:	0
Legal Description:	CHILDRENS COURTHOUSE PB 188 - 097 T 23120 TR A LOT SIZE 147558 SQ FT ML FAU 01 4137 023 0010

Assessment Information:

Year:	2012	2011
Land Value:	\$7,377,900	\$7,377,900
Building Value:	\$177,302	\$177,550
Market Value:	\$7,555,202	\$7,555,450
Assessed Value:	\$7,555,202	\$7,555,450

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$7,555,202/ \$0	\$7,555,450/ \$0
County:	\$7,555,202/ \$0	\$7,555,450/ \$0
City:	\$7,555,202/ \$0	\$7,555,450/ \$0
School Board:	\$7,555,202/ \$0	\$7,555,450/ \$0

12