

MEMORANDUM

Agenda Item No. 8(F)(1)

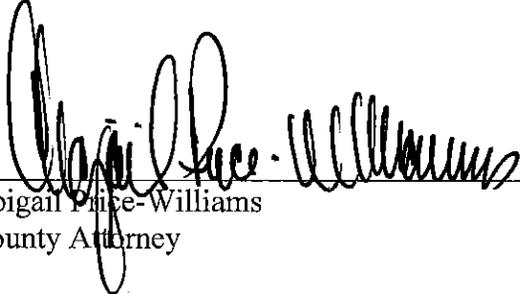
TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: December 6, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing the conveyance of an easement to Florida Power and Light Company in exchange for \$1.00 to install and maintain electric power facilities to service the new parking garage at the Joseph Caleb Center, located at 5400 NW 22 Ave; authorizing the County Mayor to execute easement and exercise any and all other rights conferred therein

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.



Abigail Price-Williams
County Attorney

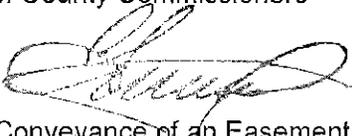
APW/smm

Memorandum



Date: December 6, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Resolution Authorizing Conveyance of an Easement to Florida Power and Light Company on County-Owned Land Located at 5400 NW 22 Avenue, Miami, Florida Folio No. 30-3115-055-0010

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the conveyance of a 1,989 square foot easement to the Florida Power and Light Company (FPL) for the construction, operation and maintenance of underground electrical utility facilities, including wires, poles, guys, cables, conduits and related equipment, to service the new parking garage at the Joseph Caleb Center located at 5400 NW 22 Avenue, Miami, Florida.

Scope

This property is located in Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

Fiscal Impact/Funding Source

The fiscal impact is receipt of \$1.00 from FPL, which will be deposited in the Caleb Center Trust Fund.

Track Record/Monitor

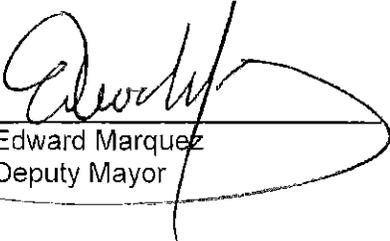
Asael Marrero, Division Director of the Design and Construction Services Division in the Internal Services Department, is managing the conveyance of this easement.

Delegation of Authority

Authorizes the County Mayor or the County Mayor's designee to execute the easement 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 herein.

Background

The County is in the process of constructing a new parking garage at the Joseph Caleb Center. FPL will provide power in exchange for Miami-Dade County providing a 1,989 square foot easement for underground electrical lines, an electrical transformer and related equipment. The only above-ground equipment will be an electrical transformer, which will be mounted on a concrete pad and screened from view by a cocoplum hedge and other landscaping so as to not adversely impact the facility's aesthetics as required by Resolution No. R-504-15.


Edward Marquez
Deputy Mayor

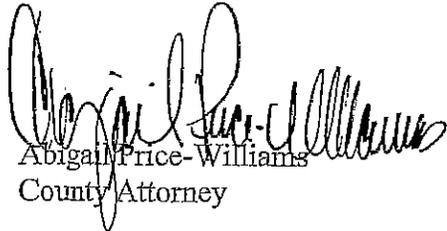


MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: December 6, 2016

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)

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
- Statement of social equity 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
Veto _____
Override _____

Agenda Item No. 8(F)(1)
12-6-16

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONVEYANCE OF AN EASEMENT TO FLORIDA POWER AND LIGHT COMPANY IN EXCHANGE FOR \$1.00 TO INSTALL AND MAINTAIN ELECTRIC POWER FACILITIES TO SERVICE THE NEW PARKING GARAGE AT THE JOSEPH CALEB CENTER, LOCATED AT 5400 NW 22 AVE; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE EASEMENT AND EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

WHEREAS, the County, through its Internal Services Department, is constructing a new parking garage at the Joseph Caleb Center, located at 5400 NW 22 Ave; and

WHEREAS, the parking garage requires electrical power facilities that the County desires to obtain from Florida Power and Light Company; and

WHEREAS, Florida Power and Light Company agrees to provide electric power facilities to the parking garage in exchange for an easement to allow access to install and maintain them; and

WHEREAS, the easement is for electrical service that includes underground lines that will not adversely impact the property's aesthetics, with the only visible element, a power transformer, to be screened from view by a hedge and other landscaping in accordance with Resolution No. R-504-15 and as depicted in Attachment "A" to this resolution; and

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:

Section 1. This Board adopts the foregoing recitals as if fully set forth herein.

Section 2. This Board authorizes the conveyance of an easement to the Florida Power and Light Company, for \$1.00, in substantially the form attached hereto as Attachment "A" and made a part hereof, and authorizes the County Mayor or County Mayor's designee to execute the easement and to exercise all provisions contained therein.

Section 3. This Board, pursuant to Resolution No. R-974-09, (a) directs the County Mayor or County Mayor's designee to record the easement in the Public Records of Miami-Dade County and to provide a recorded copy of the instrument to the Clerk of the Board within 30 days of recordation of the easement; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of said easement together with this resolution.

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:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Joe A. Martinez	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of December, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.



Debra Herman

ATTACHMENT "A"

EASEMENT

Work Request No. _____ Joseph Caleb Center
Sec. 15 Twp. 53 Rge 41 E Miami-Dade County
Parcel I.D. 30-3115-055-0010 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 wires, poles, guys, cables, conduits and appurtenance 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 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 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 with the Easement Area; and further grants to the fullest extent the undersigned has the power to gran, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across 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 undersigned has signed and sealed this Instrument on _____, 2016

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 Mayor of Said Board, the day and year aforesaid.

{OFFICIAL SEAL}

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

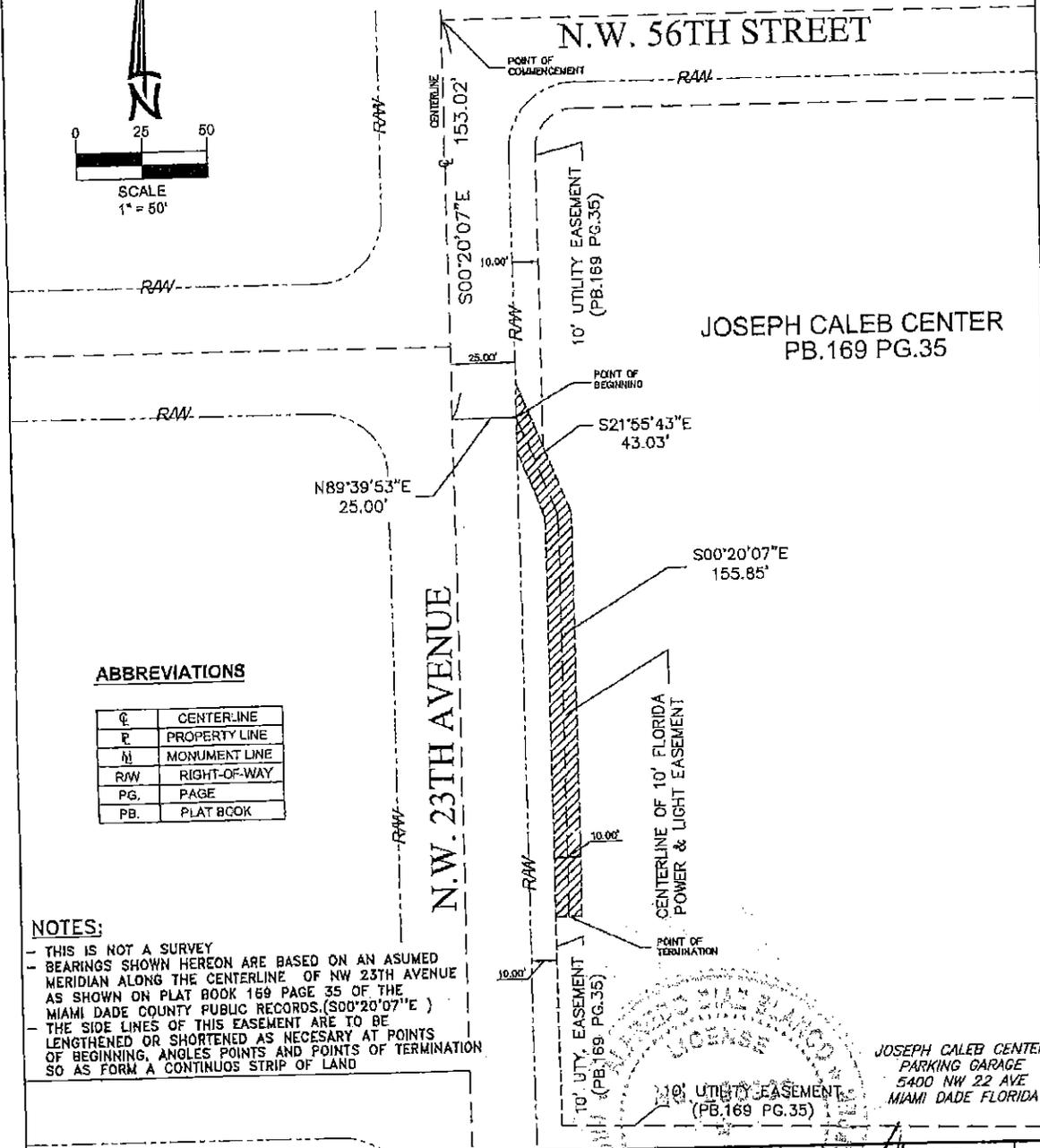
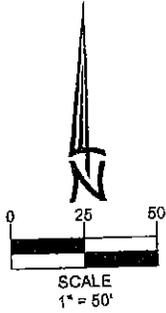
By: _____
Carlos A. Gimenez, Mayor

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 _____, 20__.

EXHIBIT "A"

SECTION 15, TWP. 53S, RGE. 41E
MIAMI-DADE COUNTY



JOSEPH CALEB CENTER
PB.169 PG.35

ABBREVIATIONS

C	CENTERLINE
P	PROPERTY LINE
M	MONUMENT LINE
RAW	RIGHT-OF-WAY
PG.	PAGE
PB.	PLAT BOOK

NOTES:

- THIS IS NOT A SURVEY
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NW 23TH AVENUE AS SHOWN ON PLAT BOOK 169 PAGE 35 OF THE MIAMI DADE COUNTY PUBLIC RECORDS.(S00°20'07"E)
- THE SIDE LINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED AS NECESSARY AT POINTS OF BEGINNING, ANGLES POINTS AND POINTS OF TERMINATION SO AS FORM A CONTINUOUS STRIP OF LAND

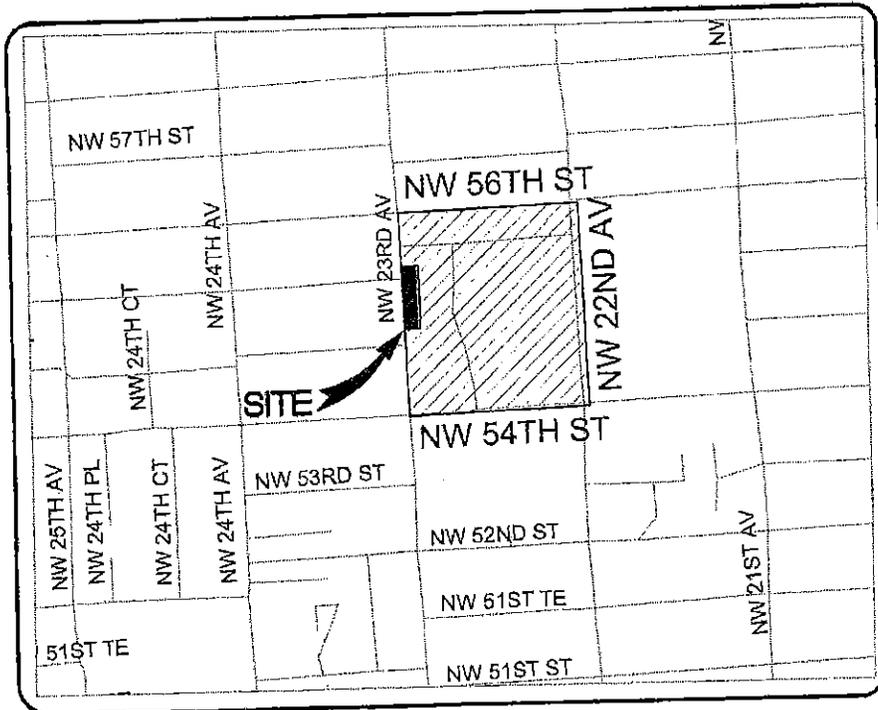
JOSEPH CALEB CENTER
PARKING GARAGE
5400 NW 22 AVE
MIAMI DADE FLORIDA

No.	DATE	REVISION	THAROS CORPORATION Land Surveying & Mapping 6496 SW 25 TERR MIAMI, FL 33155 PH:395 310 3942 Fax:305 668 7958 Email: info@tharos-us.com, LB 8015	JOSEPH CALEB CENTER 10' WIDE FPL EASEMENT PLAN	STATE OF FLORIDA By: Alfredo Diaz, LS 6803 State of Florida	DRAWN BY: R.D.	SHEET:
						CHECKED BY: A.D.	2
						DATE: 06-03-2016	of
						SCALE AS SHOWN	3
						JOB No: 160504	SHEETB

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LOCATION MAP EXHIBIT "A"

SECTION 15, TWP. 53S, RGE. 41E
MIAMI-DADE COUNTY

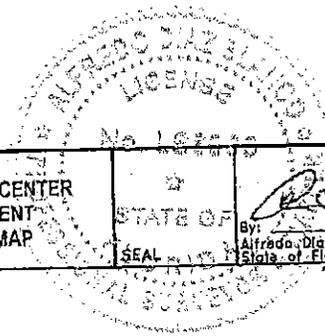


NOT TO SCALE

ABBREVIATIONS

C	CENTERLINE
P	PROPERTY LINE
M	MONUMENT LINE
R/W	RIGHT-OF-WAY
PG.	PAGE
PB.	PLAT BOOK

JOSEPH CALEB CENTER
PARKING GARAGE
5400 NW 22 AVE
MIAMI DADE FLORIDA



No.	DATE	REVISION	THAROS CORPORATION Land Surveying & Mapping 6490 SW 25 TERR MIAMI, FL 33133 Ph: 305 310 3942 Fax: 305 668 7958 Email: info@tharos-us.com, LB 8015	JOSEPH CALEB CENTER FPL EASEMENT LOCATION MAP	STATE OF FLORIDA By: <i>[Signature]</i> Alfredo Diaz, LS 6903 State of Florida SEAL	DRAWN BY: R.D. CHECKED BY: A.D. DATE: 06-03-2016 SCALE: AS-SHOWN JOB No: 160504	SHEET: 1 OF 3 SHEETS
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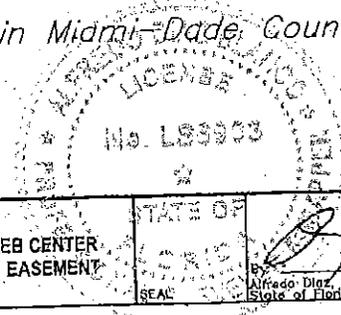
EASEMENT LEGAL DESCRIPTION

EXHIBIT "A"

A 10 feet Wide Strip of Land laying within a portion of "Joseph Caleb Center", according to the Plat thereof, as recorded in Plat Book 169 Page 35 of the public records of the Miami-Dade County, Florida, centered on the following centerline more particularly described as follows:

Commence at the intersection of the centerline of N.W. 23th Avenue with the centerline of N.W. 56th Street, Miami, Florida; thence run S00°20'07"E along said centerline of N.W. 23th Avenue for a distance of 153.02 feet to a point; thence run N89°39'53"E for a distance of 25.00 feet to the point on the East Right of Way Line of N.W. 23th Avenue, said point also being the POINT OF BEGINNING of the centerline of a 10 feet wide Florida Power & Light Easement; thence continue S21°55'43"E for a distance of 43.03 feet to a point; thence run S00°20'07"E along a parallel to the N.W. 23th Avenue East Right of Way line for a distance of 155.85 feet, to the POINT OF TERMINATION of said 10 feet wide Florida Power & Light Easement, containing an Area of 1989 square feet.

All of the above laying in Miami-Dade County, Florida.

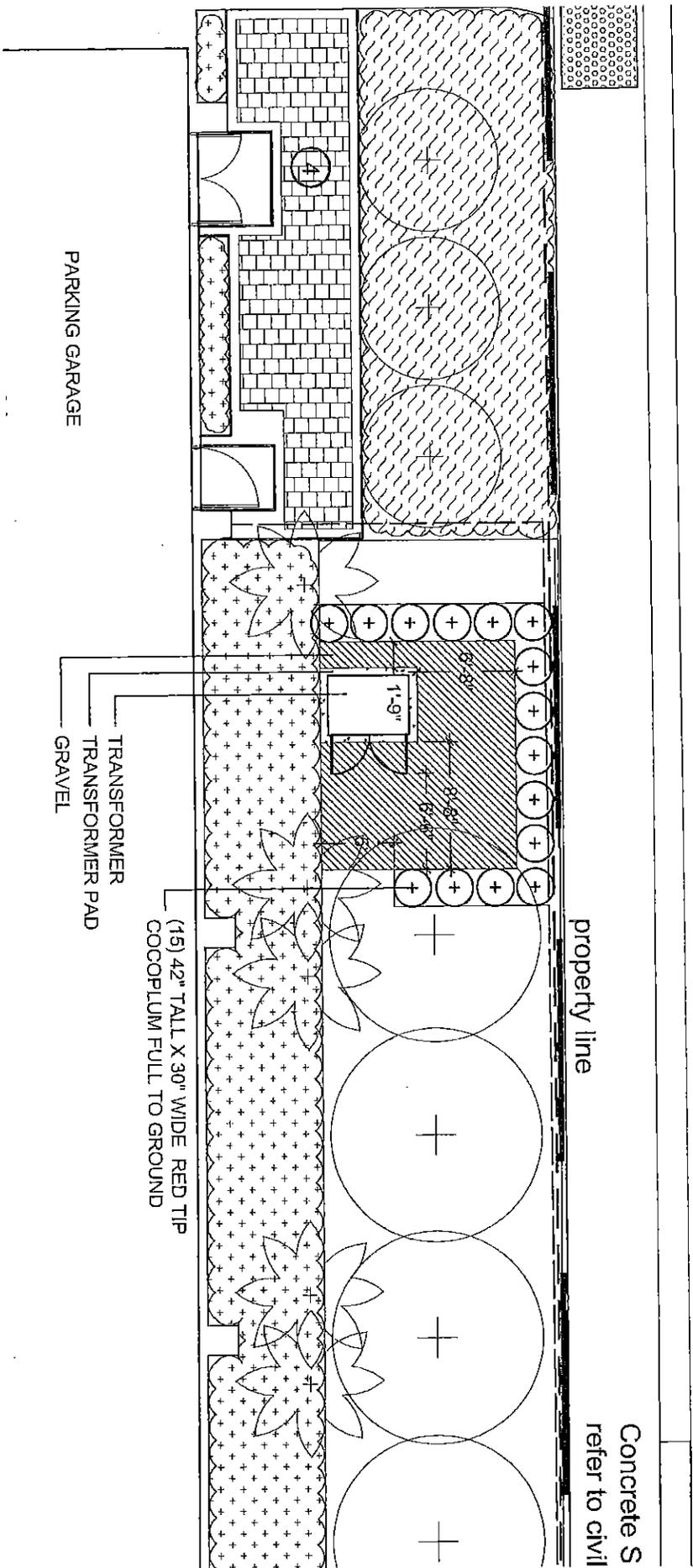


JOSEPH CALEB CENTER
PARKING GARAGE
5400 NW 22 AVE
MIAMI DADE FLORIDA

No.	DATE	REVISION	THAROS CORPORATION Land Surveying & Mapping 490 SW 25 TERR MIAMI, FL 33155 Ph: 305 310 3542 Fax: 305 668 7958 Email: info@tharos-us.com. LB 8015	STATE OF FLORIDA ALFREDO DIAZ, LS 6903 State of Florida	JOSEPH CALEB CENTER 10' WIDE FPL EASEMENT	SEAL	DRAWN BY: R.D. CHECKED BY: A.D. DATE: 08-03-2018 SCALE AS-SHOWN JOB No: 160504	SHEET: 3 OF 3 SHEETS

EXHIBIT "A"

N.W. 23rd AVENUE



JOSEPH CALEB CENTER PARKING GARAGE BUILDING
 TRANSFORMER SCREENING

September 08, 2016

