

MEMORANDUM

Agenda Item No. 8(F)(1)


TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: November 7, 2017

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing the conveyance of an easement to Florida Power and Light Company, for a nominal sum of \$1.00 to install and maintain electric power facilities to service the Historic Redland Farm Life School, located on County-owned land at 24701 SW 162 Avenue, Homestead, Florida; and authorizing the County Mayor to execute the easement and to exercise any and all other rights therein

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Daniella Levine Cava.



Abigail Price-Williams
County Attorney



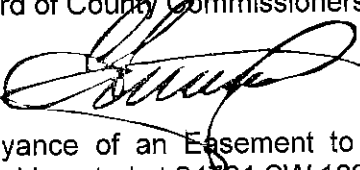
APW/smm

Memorandum

MIAMI-DADE
COUNTY

Date: November 7, 2017

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Authorizing Conveyance of an Easement to Florida Power and Light Company on
County-Owned Land Located at 24701 SW 162 Avenue, Homestead, Florida
Folio No.: 30-6920-000-0681

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the conveyance of a 2,310 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 Historic Redland Farm Life School located at 24701 SW 162 Avenue, Homestead, Florida, Folio Number 30-6920-000-0681 (Attachment 1).

Scope

The property is located in Commission District 8, which is represented by Daniella Levine Cava.

Fiscal Impact/Funding Source

This item does not require the expenditure of any Miami-Dade County funds.

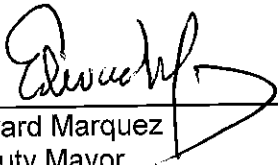
Track Record/Monitor

Shannon Clark, Real Estate Officer within the Department of Internal Services, Division of Real Estate Development (ISD-REDD), will be responsible for tasks related to this transaction.

Background

On September 9, 1999 pursuant to Resolution No. R-968-99, the Board authorized a lease agreement between the County and South Florida Pioneer Museum, Inc., a 501(c)(3) organization, for the renovation, construction and operation of a community activity facility and integrated services. The South Florida Pioneer Museum, Inc. acquired the Historic Redland Farm Life School from the School Board of Miami-Dade County on January 20, 2000.

The easement to FPL is needed to provide underground power service to the facility. The current FPL service route crosses Miami-Dade County School Board property. The 2,310 square foot easement will allow a new FPL service route to be contained solely on Miami-Dade County property (Attachment 2). The only above ground equipment is a transformer, which is mounted on a concrete pad and is screened from view by hedges, so as not to adversely impact the surrounding area, as required by Resolution No. R-504-15.



Edward Marquez
Deputy Mayor

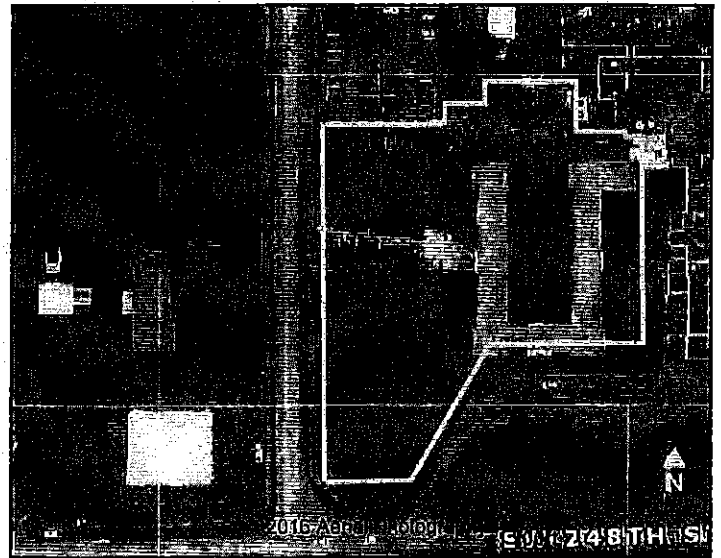


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/3/2017

Property Information	
Folio:	30-6920-000-0681
Property Address:	16001 SW 248 ST Miami, FL 33031-2071
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	9000 AGRICULTURE
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	13,571 Sq.Ft
Lot Size	103,498.56 Sq.Ft
Year Built	1916



Assessment Information			
Year	2016	2015	2014
Land Value	\$106,920	\$106,920	\$106,920
Building Value	\$283,493	\$255,143	\$245,694
XF Value	\$4,601	\$4,601	\$4,601
Market Value	\$395,014	\$366,664	\$357,215
Assessed Value	\$395,014	\$366,664	\$357,215

Benefits Information				
Benefit	Type	2016	2015	2014
County	Exemption	\$395,014	\$366,664	\$357,215

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
20 56 39 2.37 AC M/L
BEG 35FTE & 35FTN OF SW COR OF
SE1/4 CONT N 00 DEG W 378.09FT TH
S 89 DEG E 130FT N 00 DEG E
20.70FT S 89 DEG E 44FT N 00 DEG

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$395,014	\$366,664	\$357,215
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$395,014	\$366,664	\$357,215
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$395,014	\$366,664	\$357,215
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

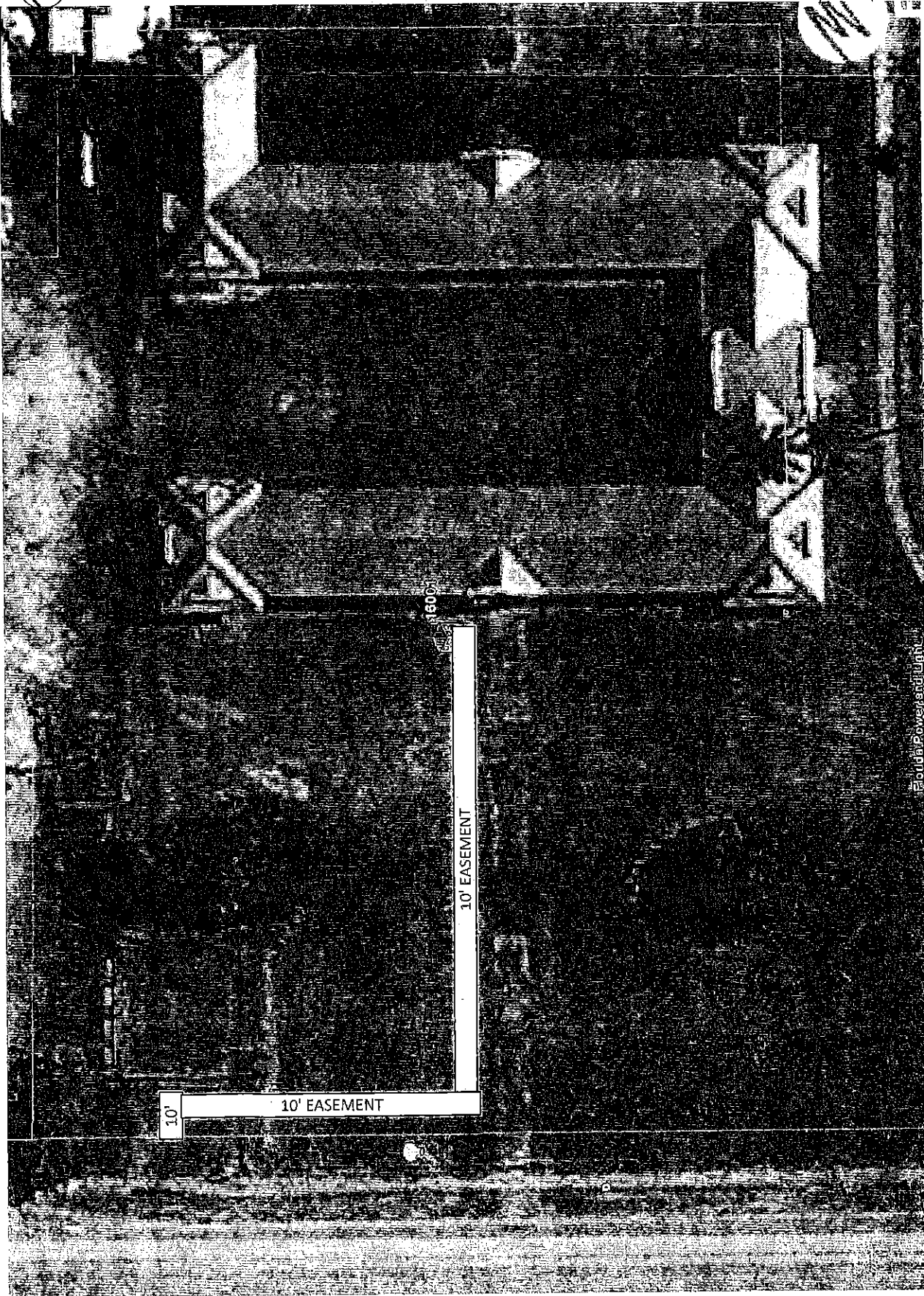
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

3

LOCATION OF EASEMENT

- INACCESSIBLE
- 13 KV
- FUTURE 23 KV
- 23 KV
- SALT SPRAY



AS-BUILT COPY		DATE	
DATE		DESIGNED BY: REY CABRIALES	
DRAWN BY: IJU		CHECK BY: IJU	
RURAL LOCATION SEC. TWP. S.R. E.		SCALE: NTS	
ST. LT. MAP NO. IWR		PRJ. MAP NO. M/A	
WMD	RR XING	DR. DIST.	STATE ROAD
Request of Tel. Co. Set Poles T	YES	NO	Transm.
Request of Tel. Co. Transfer T	YES	NO	TEL. Attachment Per
Request CMT Transfer	YES	NO	Telephone Co. Use
POLE LINE FEET	0'	DUCT BANK FT.	0'
POLE LINE FT. ON TRANSM. POLES	0'	TRENCH FT.	0
TUM/DIS NUMBER No.	-	Map Posting?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Perused by



MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: November 7, 2017

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

Agenda Item No. 8(F)(1)
11-7-17

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONVEYANCE OF AN EASEMENT TO FLORIDA POWER AND LIGHT COMPANY, FOR A NOMINAL SUM OF \$1.00 TO INSTALL AND MAINTAIN ELECTRIC POWER FACILITIES TO SERVICE THE HISTORIC REDLAND FARM LIFE SCHOOL, LOCATED ON COUNTY-OWNED LAND AT 24701 SW 162 AVENUE, HOMESTEAD, FLORIDA; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE THE EASEMENT AND TO EXERCISE ANY AND ALL OTHER RIGHTS THEREIN

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

WHEREAS, the Historic Redland Farm Life School 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 Historic Redland Farm Life School in exchange for an easement to allow access to install and maintain the electric power facilities; and

WHEREAS, the easement for electrical service includes underground lines that will not adversely impact the surrounding area. The only above ground equipment is a power transformer, which will be screened from view by hedges as required by Resolution No. R-504-15; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates and approves 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 a nominal sum of \$1.00, in substantially the form attached hereto as Exhibit "1" 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of November, 2017. 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.

JRA

Juliette R. Antoine

Exhibit "1"

EASEMENT

Work Request No. 6519000
Sec. 20, Twp. 56 S, Rge 39 E
Parcel I.D. 30-6920-000-0681
Form 3722 (Stocked) Rev 7/94

Farm Life School
Miami-Dade County
Internal Services Department
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 underground 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:

, CLERK

MIAMI-DADE COUNTY FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Carlos A. Gimenez, Mayor

Approved for Legal Sufficiency: _____

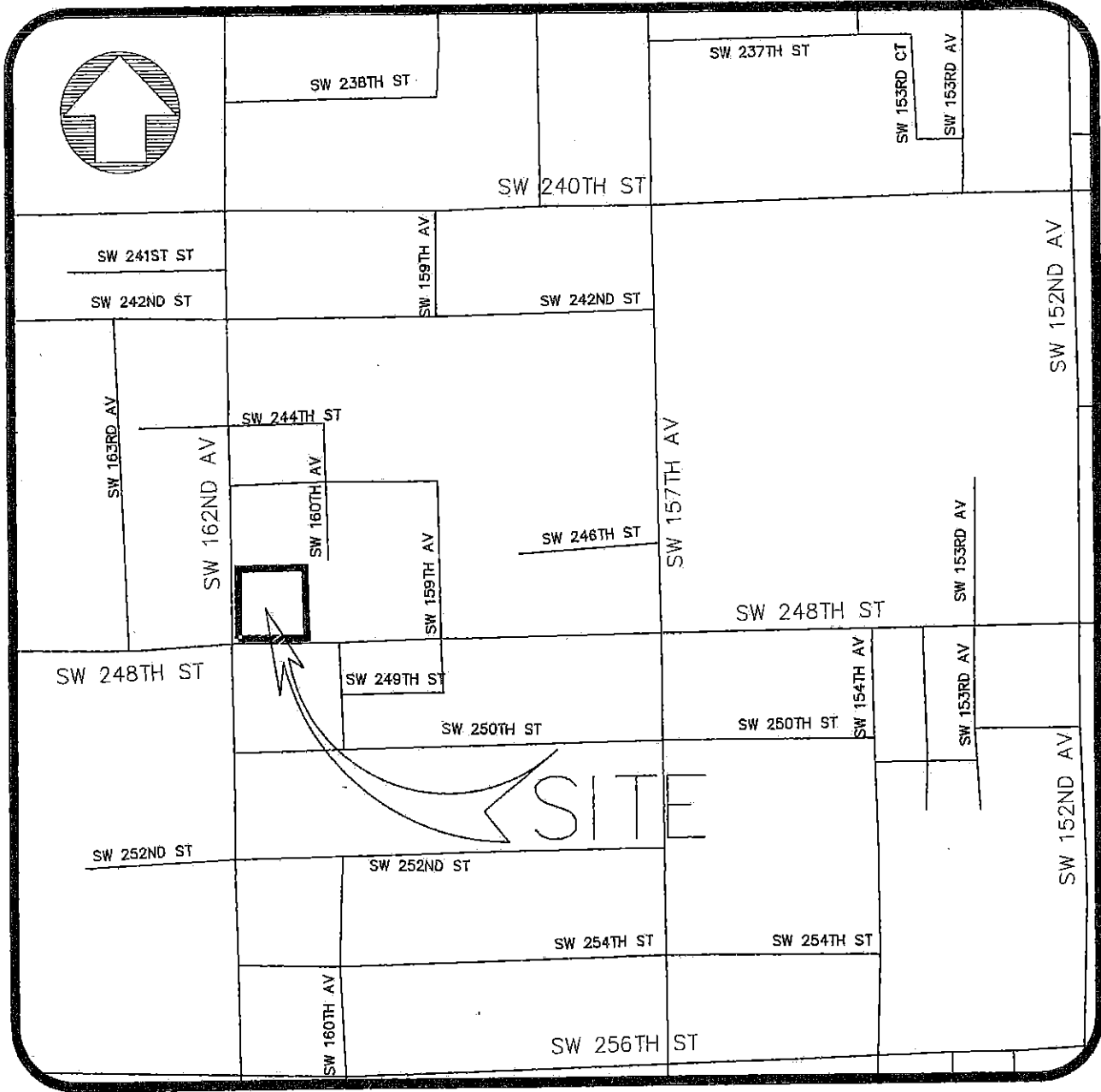
The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 20__.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE S.E. 1/4 OF SECTION 20,
TOWNSHIP 56 SOUTH, RANGE 39 EAST,
OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA

EXHIBIT "A"

SECTION 20 - TOWNSHIP 56 SOUTH - RANGE 39 EAST



VICINITY MAP

NOT TO SCALE

- NOTES:
- THE MINIMUM VERTICAL CLEARANCE OF THIS EASEMENT IS TWENTY FIVE (25) FEET ABOVE GRADE.
 - THESE EASEMENT STRIPS FORM A CLOSED GEOMETRIC FIGURE.

E. LOPEZ SURVEYOR'S
AND MAPPERS, CORP.

10' FPL ELECTRIC EASEMENT
16001 S.W. 248 ST.
MIAMI, FL. 33031

SEAL

EFRAIN LOPEZ
PSM N° 6792
STATE OF FLORIDA

DRAWN BY: D.L.
CHECKED BY: E.L.
DATE: 12/28/16
SCALE: N.T.S.
JOB No.: FILE

SHEET

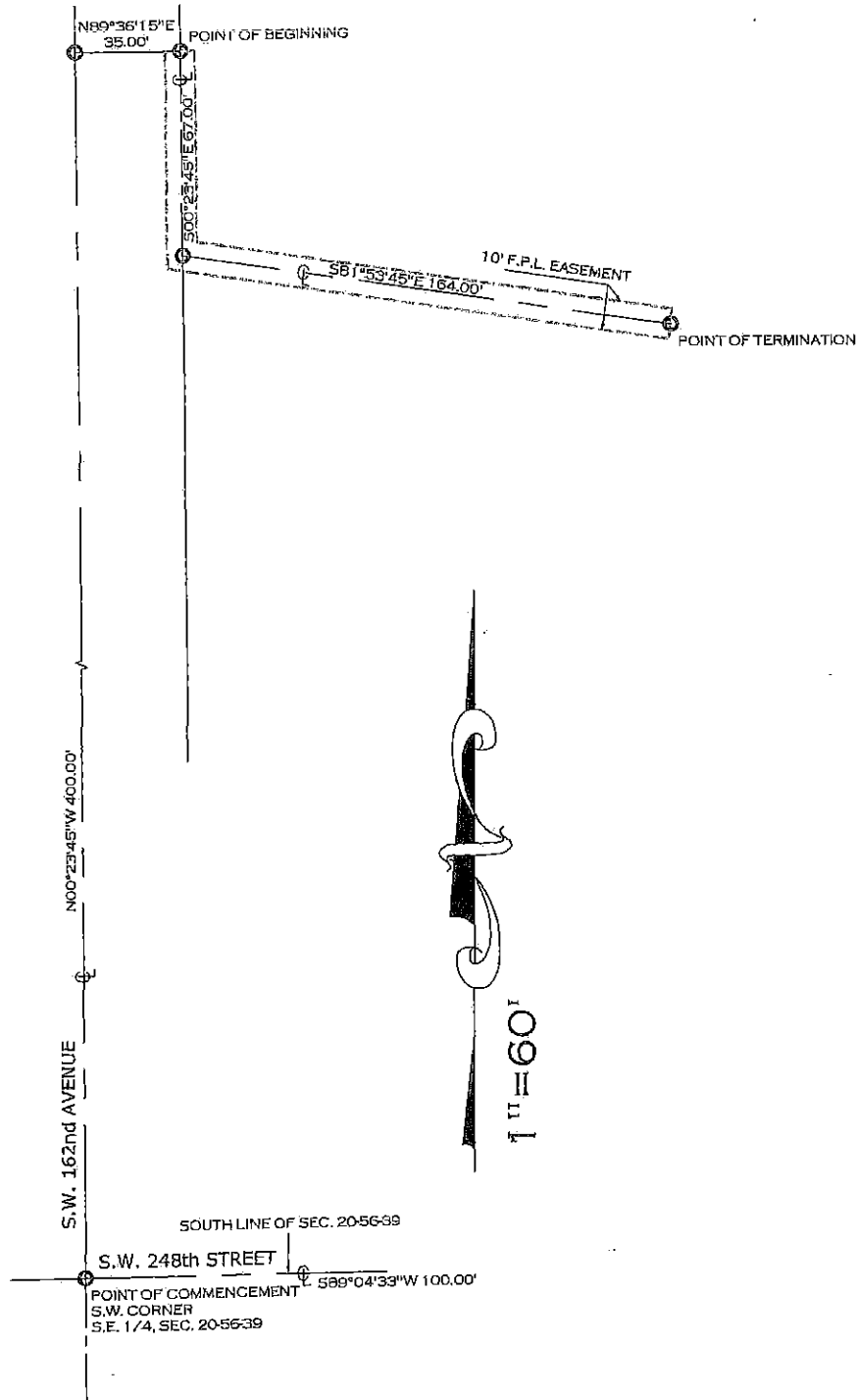
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OF 3 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE S.E. 1/4 OF SECTION 20,
TOWNSHIP 56 SOUTH, RANGE 39 EAST,
OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA

EXHIBIT "A"



E. LOPEZ SURVEYOR'S
AND MAPPERS, CORP.

10' FPL ELECTRIC EASEMENT
16001 S.W. 248 ST.
MIAMI, FL. 33031

SEAL

EFFRAIN LOPEZ
PSM NO 6792
STATE OF FLORIDA

DRAWN BY: D.L.
CHECKED BY: E.L.
DATE: 12/28/16
SCALE: N.T.S.
JOB No.: FILE

SHEET
2
OF 3 SHEETS

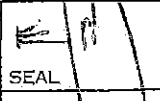
EXHIBIT "A"

LEGAL DESCRIPTION

AN EASEMENT FOR UNDERGROUND POWER CABLE FACILITIES OVER A PORTION OF THE S.E. 1/4 OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED CENTER LINE.

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, ALSO BEING THE CENTER LINE INTERCEPTION OF SOUTHWEST 248TH STREET AND SOUTHWEST 162ND AVENUE; THENCE NORTH 00°23'45" WEST, ALONG THE CENTER LINE OF SOUTHWEST 162ND AVENUE, BEING THE SAME AS THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 400.00 FEET; THENCE NORTH 89°36'15" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'45" EAST ALONG A LINE 35.00 FEET EAST OF AND PARALLEL TO THE CENTER LINE OF SOUTHWEST 162ND AVENUE, A DISTANCE OF 67.00 FEET; THENCE SOUTH 81°53'45" EAST, A DISTANCE OF 164.00 FEET TO THE POINT OF TERMINATION OF THE CENTER LINE.

CONTAINING 2310.00 SQUARE FEET OR 0.053 ACRES MORE OR LESS BY CALCULATIONS.

<p>E. LOPEZ SURVEYOR'S AND MAPPERS, CORP.</p>	<p>10' FPL ELECTRIC EASEMENT</p> <p>16001 S.W. 248 ST.</p> <p>MIAMI, FL. 33031</p>		DRAWN BY: D.L.	<p>SHEET</p> <p style="font-size: 2em;">3</p> <p>OF 3 SHEETS</p>
		SEAL	CHECKED BY: E.L.	
		<p>EFRAIN LOPEZ PSM N° 6792 STATE OF FLORIDA</p>	DATE: 12/28/16	
			SCALE: N.T.S.	
			JOB No.: FILE	

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