

MEMORANDUM

Agenda Item No. 8(F)(5)

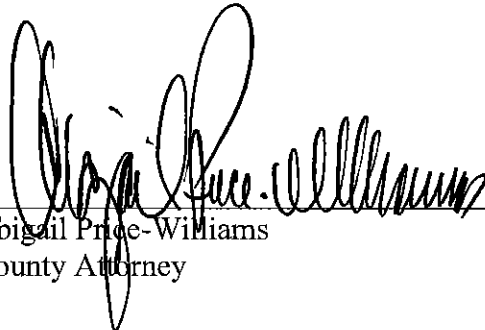
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

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 formalize the existing electrical service utilities that service County-owned property located at 15665 Biscayne Boulevard, North Miami, Florida; 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 Sally A. Heyman.



Abigail Price-Williams
County Attorney

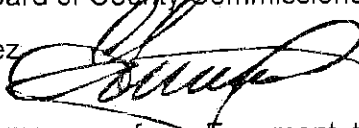
APW/smm

Memorandum



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 15655 Biscayne Boulevard, North Miami, Florida Folio No.: 06-2216-000-0020

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the conveyance of an 8,175-square-foot easement to Florida Power and Light Company on County-owned property located at 15655 Biscayne Boulevard, North Miami, Florida as shown in the attached Summary Report (Attachment 1).

Scope

The property is located in Commission District 4, which is represented by Commissioner Sally A. Heyman.

Fiscal Impact/Funding Source

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

Track Record/Monitor

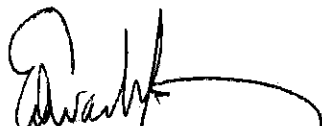
Shannon Clark, Real Estate Officer within the Internal Services Department, Division of Real Estate Development, will be responsible for tasks related to this transaction.

Background

The County owns a 3.97-acre parcel of land, located at 15655 Biscayne Boulevard, that contains a Miami-Dade Fire Rescue station and a Miami-Dade Police station. Currently, the property is under one address and one folio number. The Miami-Dade Police Department applied for a waiver of plat with the City of North Miami in order to create a separate folio number for the police station site. During the review process of the waiver of plat, Florida Power and Light Company discovered no easement exists for the existing electrical utility line that runs through the property and services both stations. As a condition of the waiver of plat approval, the City of North Miami is requiring the County to convey an 8,175-square foot easement to Florida Power and Light Company which encompasses the existing electrical line, as shown in the attached sketch (Attachment 2).

There is an existing above-ground electrical transformer, which is mounted on a concrete pad and is screened from view by a concrete wall, palm trees and other landscaping, so as not to adversely impact the surrounding area, as required by Resolution No. R-504-15.

Attachments


Edward Marquez
Deputy Mayor

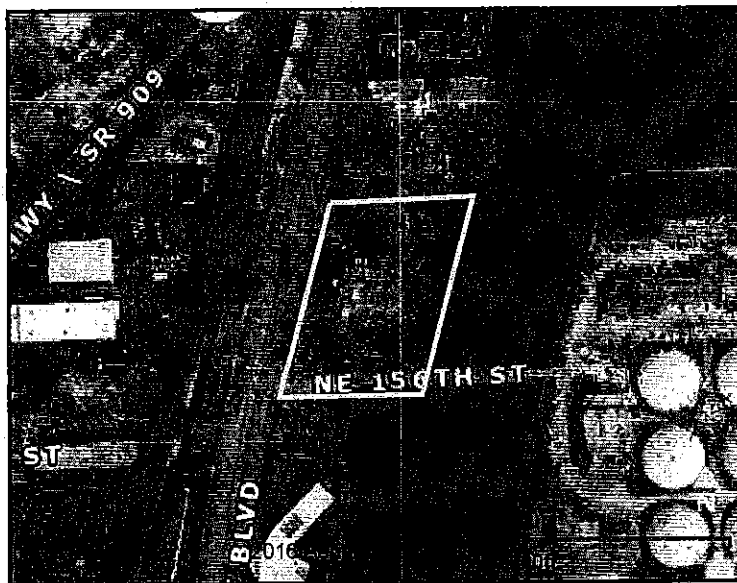


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/16/2017

Property Information	
Folio:	06-2216-000-0020
Property Address:	15655 BISCAYNE BLVD North Miami, FL 33160-4604
Owner	MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT
Mailing Address	9300 NW 41 ST MIAMI, FL 33178-2312
PA Primary Zone	9300 PLANNED UNIT DEVELOPMENT
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	24,832 Sq.Ft
Lot Size	172,824 Sq.Ft
Year Built	1976



Assessment Information			
Year	2017	2016	2015
Land Value	\$7,388,226	\$7,388,226	\$3,110,832
Building Value	\$1,244,455	\$1,204,312	\$2,541,761
XF Value	\$199,238	\$202,252	\$0
Market Value	\$8,831,919	\$8,794,790	\$5,652,593
Assessed Value	\$6,839,637	\$6,217,852	\$5,652,593

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$1,992,282	\$2,576,938	
County	Exemption	\$6,839,637	\$6,217,852	\$5,652,593

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

Short Legal Description
16 52 42 3.97 AC M/L
BEG 1506.52FT NELY OF X OF
E/R/W/L US 1 & S/L OF SEC 16
CONT NELY ALG RW/L FOR 538.08FT
ELY415FT SWLY539.97FT W415.14FT

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$6,839,637	\$6,217,852	\$5,652,593
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$8,831,919	\$8,794,790	\$5,652,593
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$6,839,637	\$6,217,852	\$5,652,593
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$6,839,637	\$6,217,852	\$5,652,593
Taxable Value	\$0	\$0	\$0

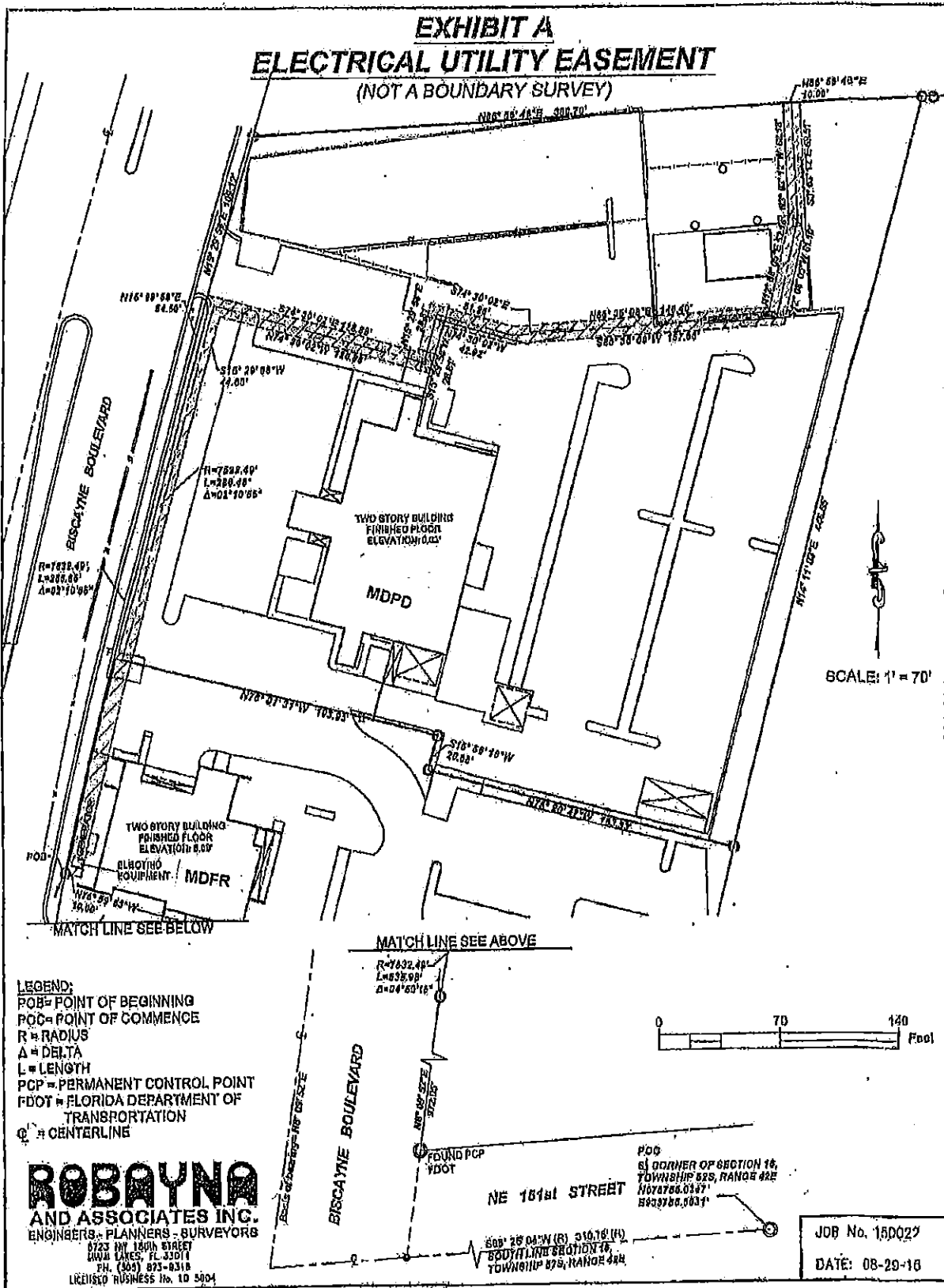
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

ATTACHMENT 2



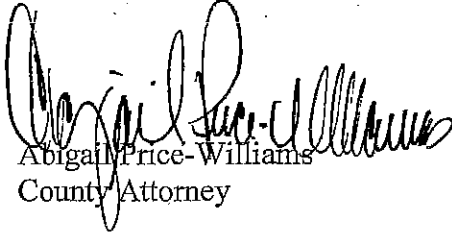


MEMORANDUM

(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)(5)

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)(5)
11-7-17

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONVEYANCE OF AN EASEMENT TO FLORIDA POWER AND LIGHT COMPANY, FOR A NOMINAL SUM OF \$1.00 TO FORMALIZE THE EXISTING ELECTRICAL SERVICE UTILITIES THAT SERVICE COUNTY-OWNED PROPERTY LOCATED AT 15665 BISCAYNE BOULEVARD, NORTH MIAMI, FLORIDA; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE THE EASEMENT AND TO EXERCISE ANY AND ALL OTHER RIGHTS THEREIN;

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, (1) 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 (2) 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
Jose "Pepe" Diaz
Barbara J. Jordan
Jean Monestime
Rebeca Sosa
Xavier L. Suarez
Daniella Levine Cava
Sally A. Heyman
Joe A. Martinez
Dennis C. Moss
Sen. Javier D. Souto

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.

MBV

Michael B. Valdes

Exhibit "1"

EASEMENT

Work Request No.

Intracoastal Station

Sec. 16 Twp. 52 S Rge 42 E

Miami-Dade County

Parcel I.D. 06-2216-000-0020

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:

, 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 December, 20__.

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EXHIBIT A
ELECTRICAL UTILITY EASEMENT
(NOT A BOUNDARY SURVEY)

DESCRIPTION:

A UTILITY EASEMENT, BEING IN A PORTION OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST THENCE S86°25'04"W 318.76 FEET ALONG THE SOUTH LINE OF SAID SECTION 16 TO A POINT ON THE EAST RIGHT OF WAY LINE OF US-1; THENCE N08°09'52"E 972.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 7532.49 FEET; THENCE 635.98 FEET ALONG THE ARC OF SAID CURVE BEING ON THE EAST RIGHT OF WAY LINE OF BISCAYNE BLVD. THROUGH A CENTRAL ANGLE 04°50'15" TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY 286.86 FEET ALONG THE ARC OF A CURVE ON THE EAST RIGHT OF WAY LINE OF BISCAYNE BLVD. (US-1) BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 7532.49 FEET AND A CENTRAL ANGLE OF 02°10'55"; THENCE N15°29'58"E 54.68 FEET; THENCE S74°30'02"E 126.88 FEET; THENCE N15°29'58"W 28.81 FEET; THENCE S74°30'02"E 51.25 FEET; N86°35'08"E 148.40 FEET; THENCE N12°08'05"E 52.16 FEET; THENCE N03°03'12"W 68.18 FEET; THENCE N86°56'48"E 10.00 FEET; THENCE S03°03'12"E 69.51 FEET; THENCE S12°08'05"W 61.10 FEET; THENCE S86°35'08"W 157.66 FEET; THENCE N74°30'02"W 42.92 FEET; THENCE S15°29'58"W 28.81 FEET; THENCE N74°30'02"W 126.88 FEET; THENCE S15°29'58"W 44.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS 7522.49 FEET; THENCE 286.48 FEET ALONG THE ARC OF SAID CURVE AND HAVING A CENTRAL ANGLE 02°10'55"; THENCE N76°59'53"W 10.00 FEET TO THE POINT OF BEGINNING.

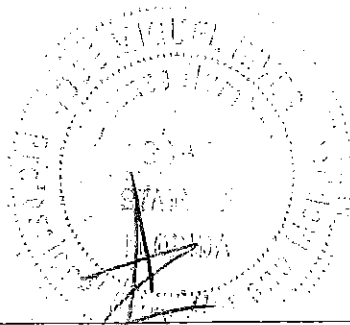
ALL LANDS DESCRIBED ARE BASED ON AN ASSUMED BEARING BEING THE CENTERLINE OF US1 (BISCAYNE BOULEVARD) N8°09'52"E, AND CONTAINING 8175.34 SQUARE FEET 0.187 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) Not a Boundary Survey.
- 2) The intent of this 10' utility easement is to encompass electrical utilities.
- 3) This easement strip forms a closed geometric figure.
- 4) All dimensions shown hereon are in the United States Survey foot.

ROBAYNA
AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5723 NW 158th STREET
MIAMI LAKES, FL 33014
PH. (305) 823-9316
LICENSED BUSINESS No. LB 5004

BY: _____



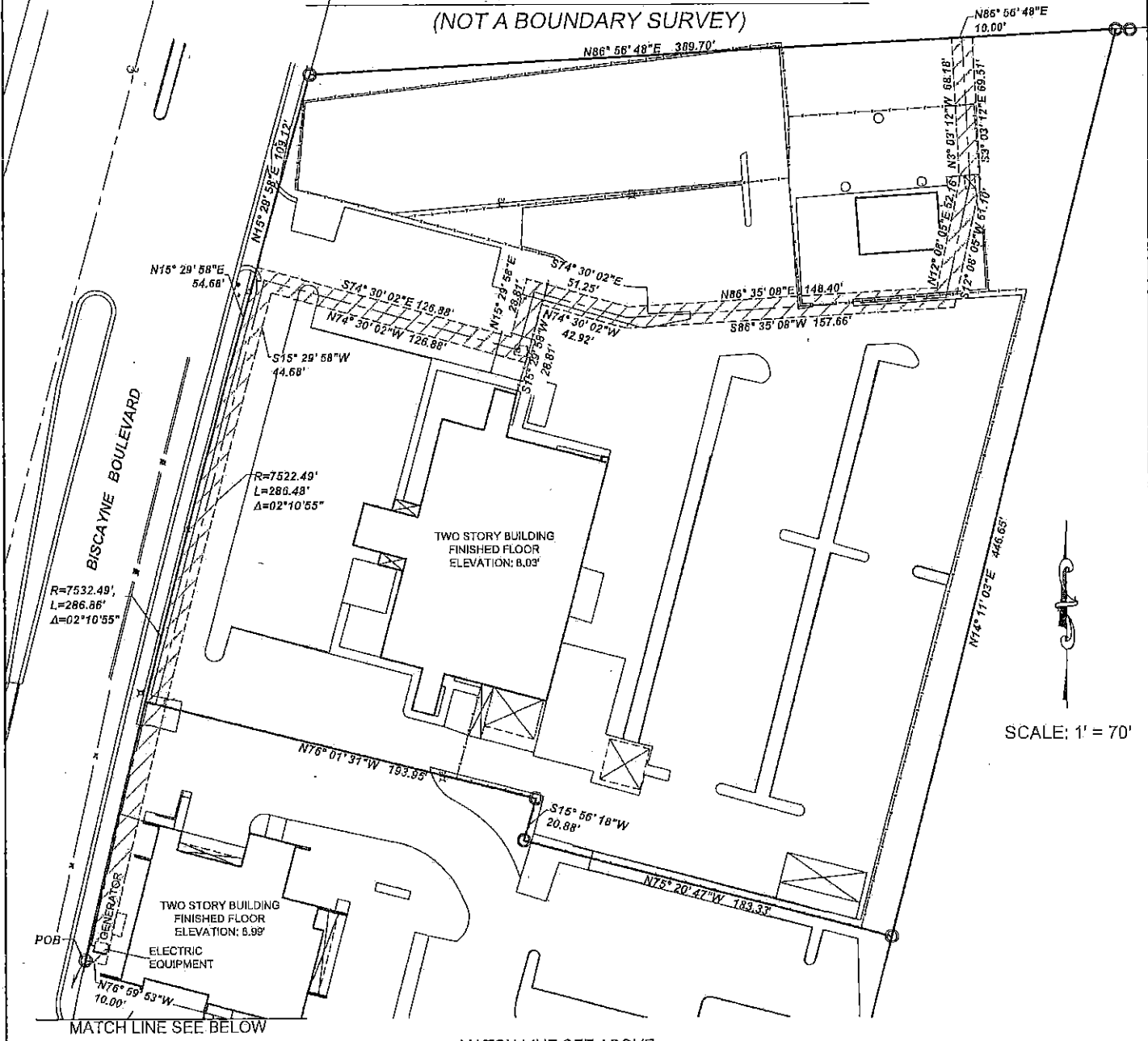
FOR THE FIRM

JOSE M. RIVES Jr.
PROFESSIONAL SURVEYOR AND MAPPER No. LS6685
STATE OF FLORIDA

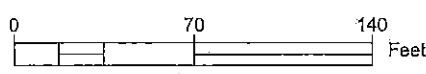
JOB No. 150022
SHEET 1 OF 2
DATE: 08-29-16

EXHIBIT A ELECTRICAL UTILITY EASEMENT

(NOT A BOUNDARY SURVEY)

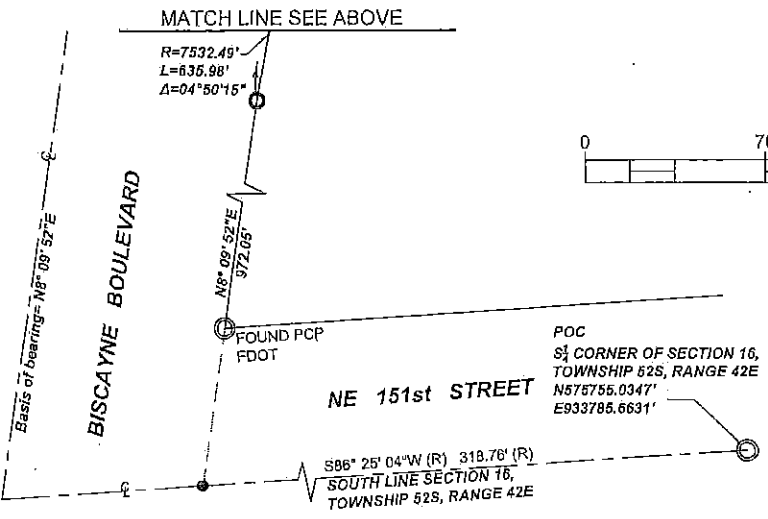


SCALE: 1' = 70'



- LEGEND:**
 POB= POINT OF BEGINNING
 POC= POINT OF COMMENCE
 R = RADIUS
 Δ = DELTA
 L = LENGTH
 PCP = PERMANENT CONTROL POINT
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 C = CENTERLINE

ROBAYNA
AND ASSOCIATES INC.
 ENGINEERS - PLANNERS - SURVEYORS
 5723 NW 158th STREET
 MIAMI LAKES, FL 33014
 PH. (305) 823-9318
 LICENSED BUSINESS No. LB 5004



JOB No. 150022
 SHEET 2 OF 2
 DATE: 08-29-16

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