

# MEMORANDUM

Agenda Item No. 8(H)(1)

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**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** January 20, 2021

**FROM:** Geri Bonzon-Keenan  
Successor County Attorney

**SUBJECT:** Resolution authorizing the conveyance of right-of-way and utility easements to the State of Florida Department of Transportation for nominal consideration of \$1.00, in accordance with section 125.38, Florida Statutes, for improvements and maintenance of traffic features and right-of-way features along State Road A1A / Collins Avenue, through a portion of County-owned property known as Haulover Park, located at 10800 Collins Avenue, Miami Beach, Florida 33154; and authorizing the County Mayor to take all actions to effectuate same and to exercise any and all rights conferred therein

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The accompanying resolution was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Commissioner Sally A. Heyman.



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Geri Bonzon-Keenan  
Successor County Attorney

GBK/jp

**Date:** January 20, 2021

**To:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava  
Mayor *Daniella Levine Cava*

**Subject:** Resolution Authorizing Granting of Right-of-Way and Utility Easements for  
Haulover Park Improvements to the Florida Department of Transportation

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### **Recommendation**

It is recommended that the Board of County Commissioners adopt the attached resolution authorizing the granting of easements to the Florida Department of Transportation (FDOT) for right-of-way and utility purposes within Haulover Park. The utility easements will provide for the installation of electrical connections servicing the signalized intersection, lighting, and other improvements to the park entrances, to be installed and maintained in perpetuity by FDOT.

### **Scope**

Haulover Park is located at 10800 Collins Avenue, Miami Beach, FL 33154, within County Commission District 4, which is represented by Commissioner Sally A. Heyman.

### **Fiscal Impact/Funding Source**

The fiscal impact is a \$1.00 payment by the County to FDOT, for FDOT to design, install, and maintain the park entrance improvements within the right-of-way and utility easement areas in perpetuity.

### **Track Record/Monitor**

The Parks, Recreation and Open Spaces Department's (PROS) Planning Landscape Architect II, Jessica Blackwell, will ensure completion of the easement documents, its recording, and delivery to the Clerk of the Board.


### **Background**

The non-exclusive utility easement and right-of-way easements (Attachments A and B) will provide for FDOT's improvements to several of Haulover park's entrances from State Road (SR) A1A, in alignment with the park's general plan approved in 2012. The granting of the easements is a pre-condition for FDOT to complete the improvements to benefit the park. The right-of-way elements of the project will consist of repaving and intersection improvements of SR A1A through the Park, including improvements to several park entrances from SR A1A. The enhancements to the park will benefit park patrons, providing a new signalized intersection that will serve as the main access point to the boat ramp, additional right-turn-lanes at other park entrances, crosswalks, lighting, pedestrian pathways, and connections to transit. In accordance with Resolution No. R-504-15, the utility connections to be installed will not adversely impact the park's aesthetics.

Section 125.38 of the Florida Statutes allows agencies such as FDOT to request the use of County-owned land when such use is for a public benefit. This request is for a public benefit, as the easement is needed for the planned improvements to SR A1A / Collins Avenue through Haulover

Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners  
Page 2

Park. If granted, FDOT will be responsible for the maintenance of proposed improvements within the easements. The conveyance of the easement will be subject to a reverter. Accordingly, PROS recommends that it is in the County's best interest to grant FDOT the easements for the purposes described herein.



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Jimmy Morales  
Chief of Operations

Attachment A: Utility Easement

07-PE.11-04/93

This instrument prepared by,  
or under the direction of,  
Alicia Trujillo, Esq.  
District General Counsel  
State of Florida  
Department of Transportation  
1000 N.W. 111<sup>th</sup> Avenue  
Miami, Florida 33172  
March 12, 2020 - MF

Parcel No. : 800.1R(8/17/2020)MF  
Item/Segment No. : 430949-2  
Managing District : 6  
Parcel Folio : 30-2214-008-0010

**PERPETUAL EASEMENT**

THIS EASEMENT Made the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a non-exclusive perpetual easement for the purpose of installing and maintaining signalization, lighting features and service connections, in, over, under, upon and through the following described land in Miami-Dade County, Florida, viz:

PARCEL 800

F.P. No. 430949-2

Part 1

A portion of Lot 48, TATUMS OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the centerline of Bayview Drive (also known as 158th Street), as shown on plat entitled ARLEN HOUSE EAST, according to the Plat thereof, as recorded in Plat Book 97, at Page 5, of the Public Records of Miami-Dade County, Florida with the Baseline of Survey of State Road A1A (Collins Avenue) as shown on sheet 28 of 39 of map entitled Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Dated: 03/2004, Prepared by METRIC ENGINEERING, INC.; THENCE along said Baseline of Survey the following (2) courses; (1) THENCE South 01°02'21"West, a distance of 408.88 feet; (2) THENCE South 00°58'46"West, a distance of 2737.17 feet to a reference POINT "A"; THENCE South 89°01'14" East, at right angles to the last described course, a distance of 50.00 feet to a point on the Existing Easterly Right-of-Way Line of State Road A1A (Collins Avenue) as shown on said Right-of-Way Map and the POINT OF BEGINNING of the hereinafter described parcel of land; THENCE South 89°01'14" East, a distance of 4.74 feet; THENCE South 00°58'46"West, a distance of 7.00 feet; THENCE North 89°01'14"West, a distance of 4.74 feet; THENCE North 00°58'46" East, along said Existing Easterly Right of-Way Line, a distance of 7.00 feet to the POINT OF BEGINNING.

Containing 33 square feet, more or less.

Part 2

A portion of Lots 19 and 20, TATUMS OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the aforementioned Reference POINT "A"; THENCE along said Baseline of Survey the following (3) courses; (1) THENCE South  $00^{\circ}58'46''$  West, a distance of 131.67 feet; (2) THENCE South  $00^{\circ}10'46''$  West, a distance of 2387.59 feet to the point of curvature of a circular curve concave to the Northwest, having as its elements a radius of 1432.69 feet and a central angle of  $11^{\circ}30'58''$  (3) THENCE Southerly and Southwesterly along said curve for an arc distance of 287.96 feet to a reference POINT "B"; THENCE South  $78^{\circ}18'16''$  East, radial to the last described curve, a distance of 62.60 feet to a point on the Existing Easterly Right-of-Way Line of State Road A1A (Collins Avenue) as shown on said Right-of-Way Map and the POINT OF BEGINNING of the hereinafter described parcel of land; THENCE South  $14^{\circ}59'40''$  East, a distance of 65.92 feet; THENCE South  $84^{\circ}39'06''$  East, a distance of 1.71 feet; THENCE South  $05^{\circ}20'54''$  West, a distance of 7.00 feet; THENCE North  $84^{\circ}39'06''$  West, a distance of 7.00 feet THENCE North  $05^{\circ}20'54''$  East, a distance of 6.87 feet; THENCE North  $14^{\circ}59'40''$  West, a distance of 53.29 feet to the point of intersection with a curve, concave to the Northwest, having as its elements a radius of 1365.30 feet and a central angle of  $00^{\circ}30'14''$ , a radial line through said point bears North  $80^{\circ}07'55''$  West; THENCE Northeasterly, along said curve and along the Existing Easterly Right-of-Way Line of State Road A1A (Collins Avenue), for an arc distance of 12.01 feet to the POINT OF BEGINNING;

Containing 347 square feet, more or less.

Part 3

A portion of Lots 17 and 18, TATUMS OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

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Containing 436 square feet, more or less.

Part 4

A portion of Lot 9, TATUMS OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the aforementioned Reference POINT "C" a radial line through said point bears South  $69^{\circ}19'42''$  East; THENCE along said Baseline of Survey the following (3) courses; (1) THENCE along circular curve concave to the Northwest, having as its elements a radius of 1432.69 feet and a central angle of  $14^{\circ}15'18''$ ; THENCE Southerly and

Southwesterly along said curve for an arc distance of 356.45 feet to a point of tangency; (2) THENCE South 34°55'36" West, a distance of 231.91 feet to a point of curvature of a circular curve concave to the Southeast, having as its elements a radius of 1432.69 feet and a central angle of 21°29'09" (3) THENCE Southwesterly along said curve for an arc distance of 537.26 feet; THENCE North 76°33'33" West, radial to the last described curve, a distance of 75.00 feet to a point on the Existing Westerly Right-of-Way Line of State Road A1A (Collins Avenue) as shown on said Right-of-Way Map and the POINT OF BEGINNING of the hereinafter described parcel of land; THENCE North 23°05'22" West, a distance of 4.46 feet; THENCE North 67°56'44" East, a distance of 3.27 feet to the point of intersection with a curve, concave to the Southeast, having as its elements a radius of 1507.69 feet and a central angle of 00°12'31", a radial line through said point bears South 76°21'03" East; THENCE Southwesterly along said curve and along said existing Right-of-Way line for an arc distance of 5.49 feet to the POINT OF BEGINNING.

Containing 7 square feet, more or less.

All of the foregoing lying in Section 23, Township 52 South, Range 42 East, Miami-Dade County, Florida and containing an aggregate area of 823 square feet, more or less.

MB/IV/02/28/2020

MB/IV/07/09/2020/REV. CALL

Prepared by:

Biscayne Engineering Company, Inc. LB 0129

529 West Flagler Street, Miami, FL 33130

Tel (305) 324-7671, Fax (305) 324-0809

AS SHOWN ON EXHIBIT "A", ATTACHED HERETO AND TO BE MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said grantor 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.

ATTEST: \_\_\_\_\_

Clerk (or Deputy Clerk) of the Circuit Court

(Affix County Seal)

County of Miami-Dade, Florida,  
By its Board of County Commissioners

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

Its Chair (or Vice-Chair)

\_\_\_\_\_

\_\_\_\_\_

(Address)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Stamp

\_\_\_\_\_  
(Signature of person taking acknowledgment)

\_\_\_\_\_  
(Type, print or stamp name under signature)  
Title or rank and serial number, if any: \_\_\_\_\_

PARCEL 800

EXHIBIT "A"

GENERAL NOTES:

- THIS IS NOT A SURVEY
- Bearings shown hereon are relative to the Baseline along State Road A1A / COLLINS AVENUE, having a bearing of N00°58'46"E and are based on the Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Prepared by METRIC ENGINEERING, INC., Dated : 03/2004.
- R/W lines, Section lines, baselines, lot lines, and parcel geometry shown hereon were provided by F.D.O.T.
- Bearings and distances are calculated unless noted.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party without the written consent of the signing party are prohibited.
- This document consists of ten (10) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Biscayne Engineering Company reviewed the National Title and Abstract Company Title Search number 20-78913, with certified dates of November 8, 1928 through January 21, 2020 at 2:30 p.m. This sketch reflects a review of the abovementioned Title Search. Only plottable items (if any) have been shown hereon. Easements (if any) that are blanket in nature have been noted hereon. For all other matters affecting the Subject Property, refer to the title search.
- Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.
- This sketch to accompany Legal Description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mappers, Referenced in Rule 5J-17 Florida Administrative code pursuant to Section 472.027, Florida Statutes.

REFERENCES:

- Florida Department of Transportation Project Control Points, State Road A1A (Collins Ave.), FP # 430949-2-32-01, Miami-Dade Florida, Prepared by BISCAYNE ENGINEERING COMPANY, INC.,
- Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Prepared by METRIC ENGINEERING, INC., Dated : 03/2004.
- Florida Department of Transportation Right-of-Way Map for A1A, Section 8706-104, Dated: 03-31-48, Recorded in Plat Book 76, at Page 25, of the Public Records of Miami-Dade County, Florida.
- Plats of records as shown.

LEGEND:

- |   |                               |
|---|-------------------------------|
| Ⓟ - Baseline                                  | PNC - Project Network Control |
| C.B. - Chord Bearing                          | R - Radius                    |
| Ⓢ - Centerline                                | RGE. - Range                  |
| Ⓢ - Parcel Identification Number              | R/W - Right-of-Way            |
| EXIST. - Existing                             | REF. - Reference              |
| F.D.O.T.-Florida Department of Transportation | R.B. - Radial Bearing         |
| F.P. - Financial Project                      | SEC. - Section                |
| L - Length                                    | STA. - Station                |
| LT - Left                                     | S.R. -State Road              |
| NO. - Number                                  | T.B. - Tangent Bearing        |
| P.B. - Plat Book                              | TWP. - Township               |
| PG. - Page                                    | P.O.B. - Point of Beginning   |
| S. - South                                    | P.O.C. - Point of Commence    |
|   | (P)- Plat                     |
|   | S.R. - State Road             |
|   | Δ - Delta                     |
|   | E. - East                     |

BISCAYNE ENGINEERING COMPANY, INC.  
 529 W. FLAGLER ST, MIAMI, FL 33130  
 TEL. (305) 324-7671  
 STATE DEPARTMENT OF AGRICULTURE  
 CERTIFICATE OF AUTHORIZATION LB129



DATE: 07-09-2020

MIKE J. BARTHOLOMEW, PSM, FOR THE FIRM,  
 PRESIDENT PROFESSIONAL SURVEYOR AND  
 MAPPER NO. 5666 STATE OF FLORIDA

B.E.C. 03-86362  
 DWG# 2318-SS-10-R2

THIS IS NOT  
 A SURVEY

FLORIDA DEPARTMENT OF TRANSPORTATION									
SKETCH TO ACCOMPANY LEGAL DESCRIPTION									
STATE ROAD NO. A1A					MIAMI-DADE COUNTY				
REV. CALL	I.V.	07/09/2020	BY	DATE	PREPARED BY:	BISCAYNE ENGINEERING COMPANY, Inc. 529 W FLAGLER STREET MIAMI FLORIDA 33130 TEL. 305-324-7671 (L129)	DATA SOURCE:	SEE GENERAL NOTES	
T.S. REVIEW NOTES	I.V.	03/16/2020	DRAWN	I.G.	02/20/20	F.P. NO. 430949-2		SECTION 87060	SHEET 1 OF 10
REVISION	BY	DATE	CHECKED	M.B.	02/25/20				



Parcel 800

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Containing 33 square feet, more or less.

(SEE SHEET 3 OF 10 FOR CONTINUATION)

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			<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>			
			<b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b>			
			<b>STATE ROAD NO. A1A</b>		<b>MIAMI-DADE COUNTY</b>	
			BY	DATE	PREPARED BY: BISCAYNE ENGINEERING COMPANY, Inc. 529 W FLAGLER STREET MIAMI, FLORIDA 33130 TEL 305-324-7671 LB129	DATA SOURCE: SEE GENERAL NOTES
			DRAWN	I.G.	02/20/20	
REVISION	BY	DATE	CHECKED	M.B.	02/25/20	F.P. NO. 430949-2      SECTION 87060      SHEET 2 OF 10

AND:

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			<b>STATE ROAD NO. A1A</b>			<b>MIAMI-DADE COUNTY</b>		
				BY	DATE	PREPARED BY: BISCAYNE ENGINEERING COMPANY, Inc 529 W FLAGLER STREET MIAMI, FLORIDA 33130 TEL 305-324-7671 LB129	DATA SOURCE: SEE GENERAL NOTES	
REV. CALL	I.V.	07/09/2020	DRAWN	I.G.	02/20/20			
REVISION	BY	DATE	CHECKED	M.B.	02/25/20	F.P. NO. 430949-2	SECTION 87060	SHEET 3 OF 10

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				<b>STATE ROAD NO. A1A</b>		<b>MIAMI-DADE COUNTY</b>	
				BY	DATE	PREPARED BY: BISCAYNE ENGINEERING COMPANY, Inc. 529 W FLAGLER STREET MIAMI, FLORIDA, 33130 TEL. 305-324-7671 LB129	DATA SOURCE: SEE GENERAL NOTES
				DRAWN	I.G.	02/20/20	
REVISION	BY	DATE	CHECKED	M.B.	02/25/20	F.P. NO. 430949-2	SECTION 87060
						<b>SHEET 4 OF 10</b>	

AND:

Part 4

A portion of Lot 9, TATUMS OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

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				BY	DATE	PREPARED BY:	DATA SOURCE:	
				DRAWN	I.G.	02/20/20	SEE GENERAL NOTES	
REVISION	BY	DATE	CHECKED	M.B.	02/25/20	F.P. NO. 430949-2	SECTION 87060	SHEET 5 OF 10

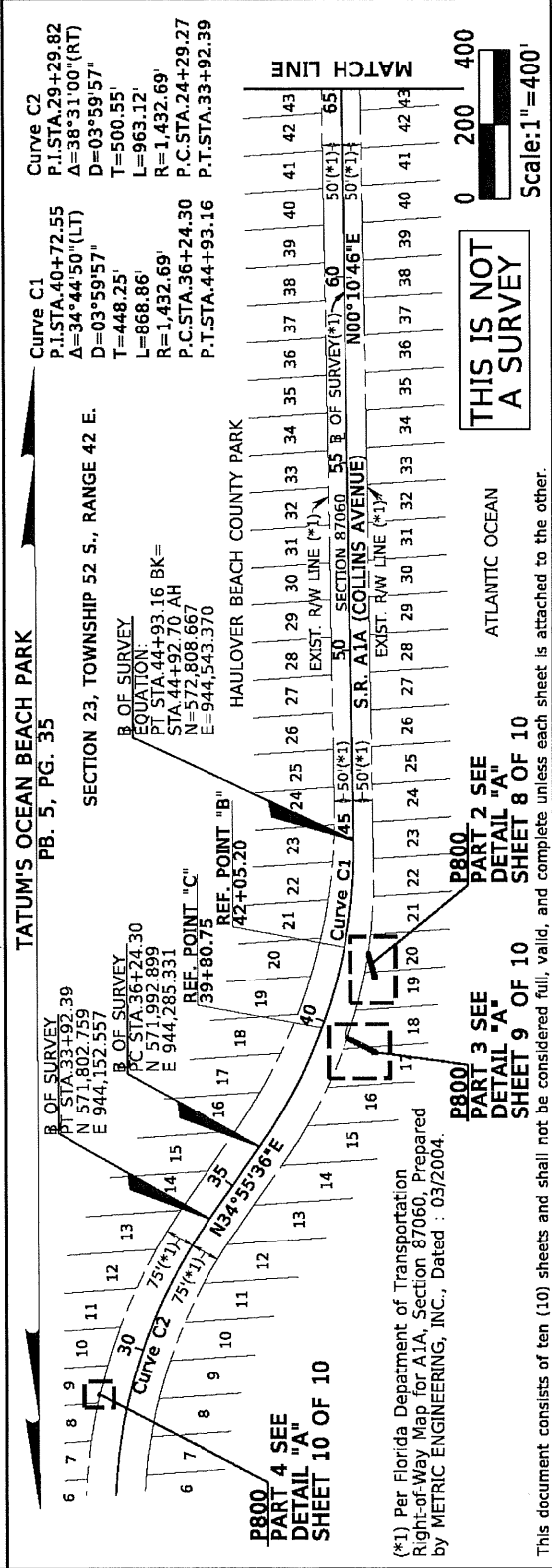
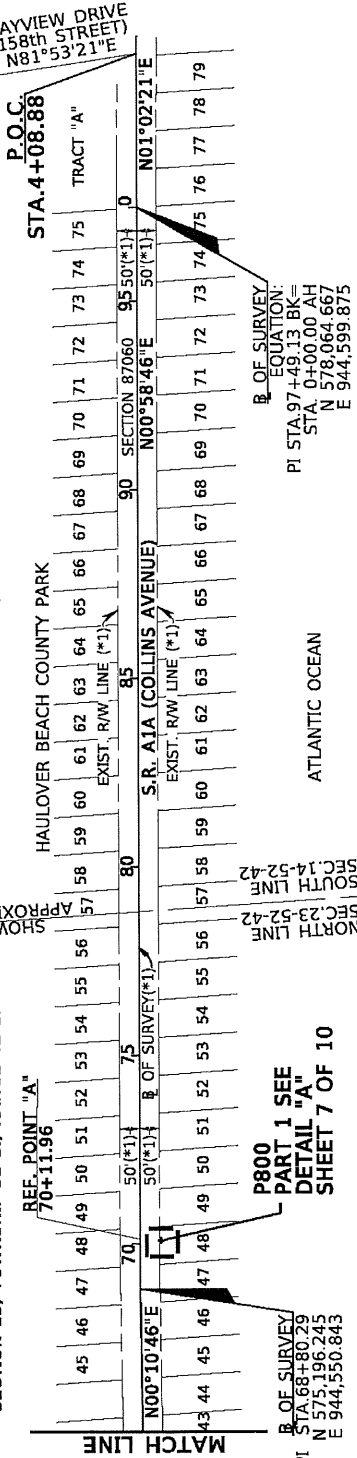
**LOCATION SKETCH**  
**SECTION 23 & 14, TOWNSHIP 52 S., RANGE 42 E.**  
**UNINCORPORATED MIAMI-DADE COUNTY, FL.**

SEC. 23&14, TWP. 52S., RGE. 42E.

TATUM'S OCEAN BEACH PARK  
 PB. 5, PG. 35

SECTION 14, TOWNSHIP 52 S., RANGE 42 E.

SECTION 23, TOWNSHIP 52 S., RANGE 42 E.



**THIS IS NOT  
A SURVEY**

**P800  
PART 3 SEE  
DETAIL "A"  
SHEET 9 OF 10**

**P800  
PART 2 SEE  
DETAIL "A"  
SHEET 8 OF 10**

(\*1) Per Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Prepared by METRIC ENGINEERING, INC., Dated : 03/2004.

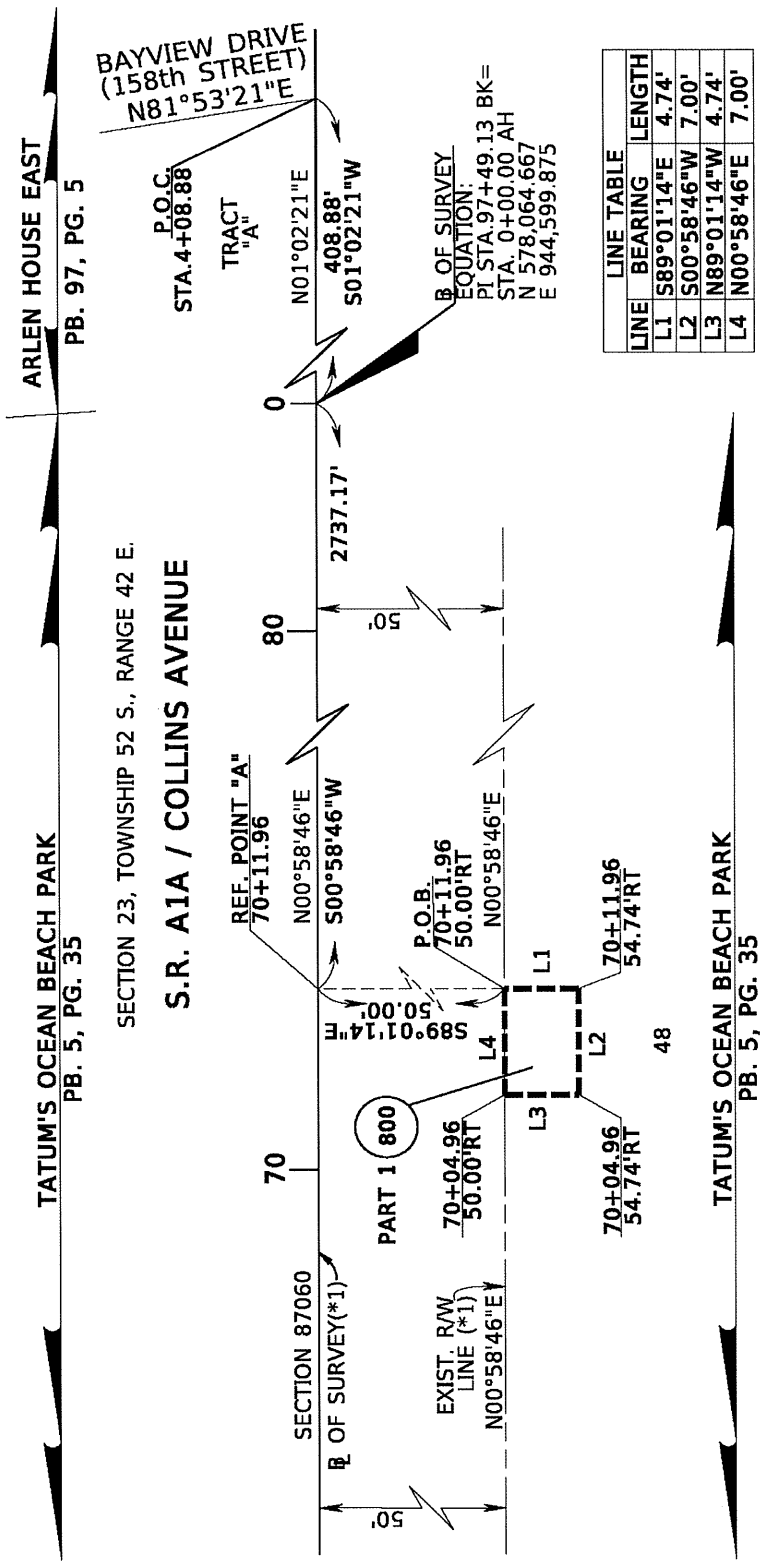
This document consists of ten (10) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>		<b>STATE ROAD NO. A1A</b>		<b>MIAMI-DADE COUNTY</b>	
<b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b>		BY		DATE	
REVISION		DRAWN		PREPARED BY	
BY		I.G.		DATE	
CHECKED		M.B.		DATE	
SECTION 87060		SECTION 87060		SECTION 87060	
SHEET 6 OF 10		SHEET 6 OF 10		SHEET 6 OF 10	

**DETAIL "A"**

SECTION 23, TOWNSHIP 52 S., RANGE 42 E.  
UNINCORPORATED MIAMI-DADE COUNTY, FL.

SEC.23, TWP.5S., RGE.42E.



LINE	BEARING	LENGTH
L1	S89°01'14"E	4.74'
L2	S00°58'46"W	7.00'
L3	N89°01'14"W	4.74'
L4	N00°58'46"E	7.00'

(\*1) Per Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Prepared by METRIC ENGINEERING, INC., Dated : 03/2004.

**THIS IS NOT A SURVEY**

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
800 PART 1	MIAMI-DADE COUNTY	33	SQ.FT.	



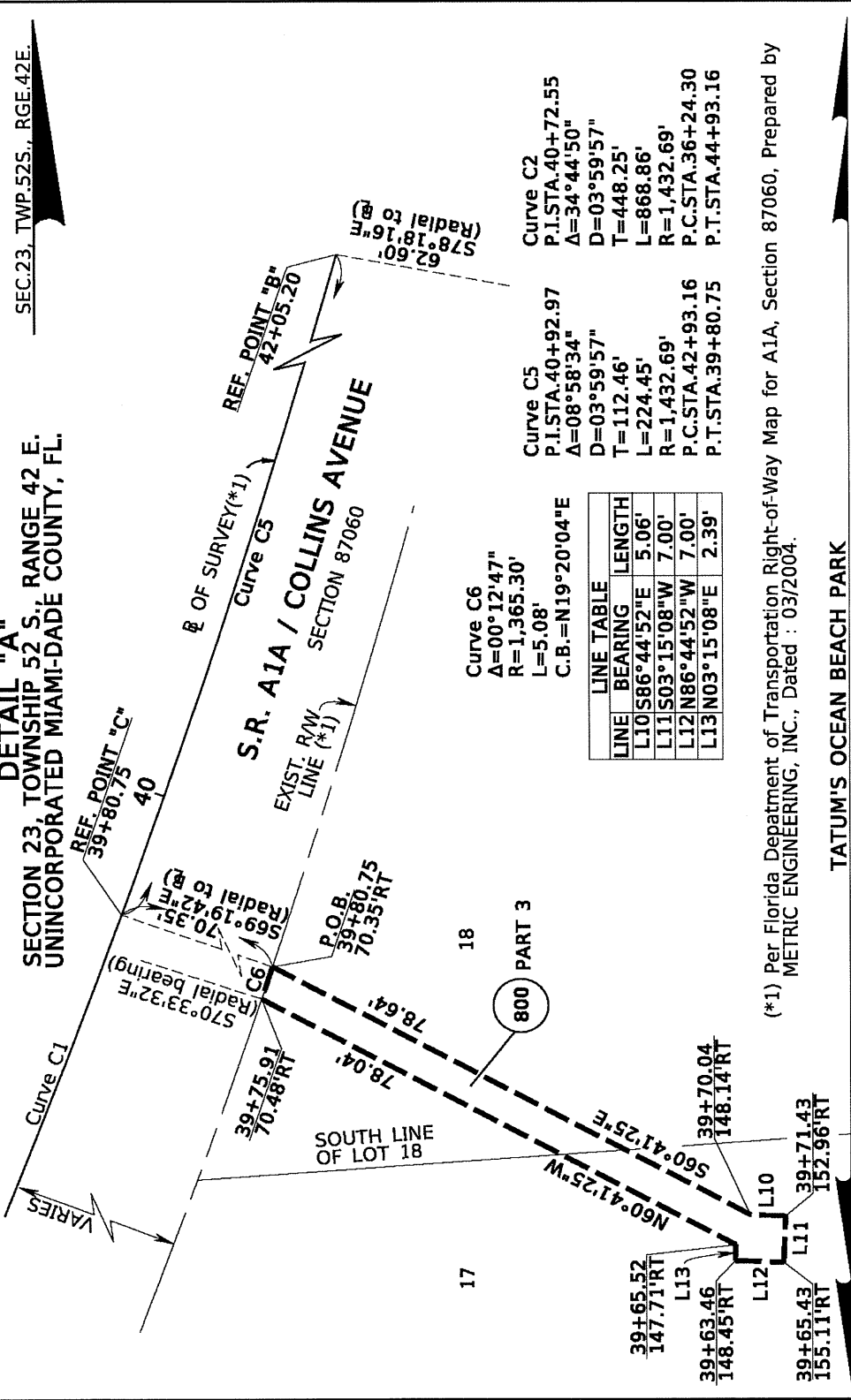
This document consists of ten (10) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. A1A		MIAMI-DADE COUNTY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		BY	DATE	PREPARED BY	DATA SOURCE
REVISION	BY	DATE	02/20/20	520 W FLAGLER STREET TEL: 305.254.7671 FAX: 305.254.7673	SEE GENERAL NOTES
			02/25/20	F.P. NO. 430949-2	SECTION 87060
					SHEET 7 OF 10



SEC.23, TWP.52S., RGE.42E.

**DETAIL "A"**  
**SECTION 23, TOWNSHIP 52 S., RANGE 42 E.**  
**UNINCORPORATED MIAMI-DADE COUNTY, FL.**



Curve C6  
 $\Delta=00^{\circ}12'47''$   
 $R=1,365.30'$   
 $L=5.08'$   
 $C.B.=N19^{\circ}20'04''E$

LINE	BEARING	LENGTH
L10	S86°44'52"E	5.06'
L11	S03°15'08"W	7.00'
L12	N86°44'52"W	7.00'
L13	N03°15'08"E	2.39'

Curve C5  
 $P.I.STA.40+92.97$   
 $\Delta=08^{\circ}58'34''$   
 $D=03^{\circ}59'57''$   
 $T=112.46'$   
 $L=224.45'$   
 $R=1,432.69'$   
 $P.C.STA.42+93.16$   
 $P.T.STA.39+80.75$

Curve C2  
 $P.I.STA.40+72.55$   
 $\Delta=34^{\circ}44'50''$   
 $D=03^{\circ}59'57''$   
 $T=448.25'$   
 $L=868.86'$   
 $R=1,432.69'$   
 $P.C.STA.36+24.30$   
 $P.T.STA.44+93.16$

(\*1) Per Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Prepared by METRIC ENGINEERING, INC., Dated : 03/2004.

0 10 20  
 Scale: 1"=20'

**THIS IS NOT A SURVEY**

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PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
800 PART 3	MIAMI-DADE COUNTY	436 SQ.FT.		

STATE ROAD NO. A1A		MIAMI-DADE COUNTY	
BY	DATE	PREPARED BY	DATA SOURCE
	02/20/20	BISCAYNE ENGINEERING COMPANY, INC. 520 W FLAGLER STREET MIAMI FL 33130 TEL: 305-342-9300	SEE GENERAL NOTES
DRAWN	I.G.	CHECKED	M.B.
REVISION	BY	DATE	

F.P. NO.	SECTION	SHEET
430949-2	87060	9 OF 10





Attachment B: Right-of-Way Easement

07-PE.11-04/93

This instrument prepared by,  
or under the direction of,  
Alicia Trujillo, Esq.  
District General Counsel  
State of Florida  
Department of Transportation  
1000 N.W. 111<sup>th</sup> Avenue  
Miami, Florida 33172  
April 9, 2020 - MF

Parcel No. : 801.1R(8/17/2020)MF  
Item/Segment No. : 430949-2  
Managing District : 6  
Parcel Folio : 30-2214-008-0010

**PERPETUAL EASEMENT**

THIS EASEMENT Made the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a non-exclusive perpetual easement for the purpose of constructing and maintaining improved park entrances, in, over, under, upon and through the following described land in Miami-Dade County, Florida, viz:

PARCEL 801

F.P. No. 430949-2

Part 1

A portion of Lots 71, 72 and 73, TATUM'S OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the centerline of Bayview Drive (also known as 158th Street), as shown on plat entitled ARLEN HOUSE EAST, according to the Plat thereof, as recorded in Plat Book 97, at Page 5, of the Public Records of Miami-Dade County, Florida with the Baseline of Survey of State Road A1A (Collins Avenue) as shown on sheet 28 of 39 of map entitled Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Dated: 03/2004, Prepared by METRIC ENGINEERING, INC.; THENCE along said Baseline of Survey the following (2) courses; (1) THENCE South 01°02'21" West, a distance of 408.88 feet; (2) THENCE South 00°58'46" West, a distance of 219.42 feet to a reference POINT "A"; THENCE North 89°01'14" West, at right angles to the last described course, a distance of 50.00 feet to a point on the Existing Westerly Right-of-Way Line of State Road A1A (Collins Avenue) as shown on said Right-of-Way Map and the POINT OF BEGINNING of the hereinafter described parcel of land; THENCE South 00°58'46" West, along said Existing Westerly Right of-Way Line, a distance of 181.07 feet to the point of intersection with a circular curve, concave to the Northwest, having as its elements a radius of 90.49 feet, a central angle of 25°51'48" and a tangent bearing of North 19°18'04" East; THENCE Southwesterly, along said circular curve for an arc distance of 40.85 feet; THENCE North 52°14'59" West, a distance of 3.60 feet to the point of intersection with a circular curve, concave to the Northwest, having as its elements a radius of 97.50 feet, a center angle of 36°46'16", and a tangent bearing of South 37°45'01" West ; THENCE Northeasterly, along said circular curve for an arc distance of 62.57 feet; THENCE North 00°58'46" East, a distance of 107.06 feet; THENCE North 06°19'23" East, a distance of 48.32 feet to the POINT OF BEGINNING.

Containing 960 square feet, more or less.

Part 2

A portion of Lots 47, 48, 49, 50 and 51, TATUM'S OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the aforementioned Reference POINT "A"; THENCE South 00°58'46" West along said Baseline of Survey, a distance of 2210.60 feet to a reference POINT "B"; THENCE North 89°01'14" West, at right angles to the last described course, a distance of 50.00 feet to a point on the Existing Westerly Right-of-Way Line of State Road A1A (Collins Avenue) as shown on said Right-of-Way Map and the POINT OF BEGINNING of the hereinafter described parcel of land; THENCE South 00°58'46" West, along said Existing Westerly Right-of-Way Line, a distance of 410.94 feet; THENCE North 89°01'14" West, a distance of 16.00 feet; THENCE North 00°58'46" East, a distance of 102.39 feet; THENCE North 38°27'42" West, a distance of 31.76 feet; THENCE North 00°52'46" East, a distance of 15.39 feet; THENCE North 89°01'14" West, a distance of 24.80 feet; THENCE North 00°58'46" East, a distance of 57.50 feet to the point of intersection with a circular curve, concave to the Northwest, having as its elements a radius of 46.50 feet and a central angle of 90°00'00", and a tangent bearing of North 89°01'14" West; THENCE Northeasterly, along the arc of said circular curve for an arc distance of 73.04 feet; THENCE North 00°58'46" East, a distance of 124.36 feet; THENCE North 20°46'41" East, a distance of 42.81 feet to the POINT OF BEGINNING;

Containing 9,576 square feet, more or less.

Part 3

A portion of Lots 21, 22, 23, 24 and 25, TATUM'S OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the aforementioned Reference POINT "B"; THENCE along said Baseline of Survey the following (2) courses; (1) THENCE South 00°58'46" West, a distance of 438.82 feet; (2) THENCE South 00°10'46" West, a distance of 2,214.04 feet; THENCE North 89°49'14" West, at the right angles to the last described course, a distance of 50.00 feet to a point on the Existing Westerly Right-of-Way Line of State Road A1A (Collins Avenue) as shown on said Right-of-Way Map and the POINT OF BEGINNING of the hereinafter described parcel of land; THENCE along said Existing Westerly Right-of-Way Line the following (2) courses; (1) THENCE South 00°10'46" West, a distance of 93.66 feet to the point of curvature of a circular curve, concave to the Northwest, having as its elements a radius of 1,497.82 feet and a central angle of 09°57'01"; THENCE Southerly and Southwesterly along the arc of said circular curve for an arc distance of 260.12 feet; THENCE North 21°43'11" West, a distance of 24.94 feet; THENCE North 18°46'57" West, a distance of 10.79 feet to a point of intersection with a circular curve, concave to the Southwest, having as its elements a radius of 28.00 feet, a central angle of 13°21'38" and a tangent bearing of South 76°37'31" East; THENCE Westerly, along the arc of said circular curve for an arc distance of 6.53 feet; THENCE North 89°59'09" West, a distance of 25.95 feet; THENCE North 00°00'51" East, a distance of 61.50 feet; THENCE South 89°59'09" East, a distance of 6.55 feet to the point of curvature of with a circular curve, concave to the Northwest, having as its elements a radius of 46.50 feet and a central angle of 88°14'05"; THENCE Northeasterly, along the arc of said circular curve for an arc distance of 71.61 feet to a point of compound curvature with a circular curve concave to the Northwest, having as its elements a radius of 1,368.19 feet and a central angle of 01°36'00"; THENCE Northerly, along the arc of said circular curve for an arc distance of 38.21 feet; THENCE North 00°10'46" East, a distance of 133.27 feet; THENCE North 19°58'41" East, a distance of 42.81 feet to the POINT OF BEGINNING.

Containing 7,159 square feet, more or less.

All of the foregoing lying in Section 14 and 23, Township 52 South, Range 42 East, Miami-Dade County, Florida and containing an aggregate area of 17,695 square feet, more or less.

MB/IV/04/03/2020

MB/IV/04/08/2020/REV PARCEL LIMITS

MB/IV/04/13/2020/REV PART 3

Prepared by:

Biscayne Engineering Company, Inc. LB 0129

529 West Flagler Street, Miami, FL 33130

Tel (305) 324-7671, Fax (305) 324-0809

AS SHOWN ON EXHIBIT "A", ATTACHED HERETO AND TO BE MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said grantor 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.

ATTEST: \_\_\_\_\_

Clerk (or Deputy Clerk) of the Circuit Court

(Affix County Seal)

County of Miami-Dade, Florida,  
By its Board of County Commissioners

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

Its Chair (or Vice-Chair)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Address)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Stamp

\_\_\_\_\_  
(Signature of person taking acknowledgment)

\_\_\_\_\_  
(Type, print or stamp name under signature)  
Title or rank and serial number, if any: \_\_\_\_\_

PARCEL 801

EXHIBIT "A"

GENERAL NOTES:

- THIS IS NOT A SURVEY
- Bearings shown hereon are relative to the Baseline along State Road A1A / COLLINS AVENUE, having a bearing of N00°58'46"E and are based on the Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Prepared by METRIC ENGINEERING, INC., Dated : 03/2004.
- R/W lines, Section lines, baselines, lot lines, and parcel geometry shown hereon were provided by F.D.O.T.
- Bearings and distances are calculated unless noted.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party without the written consent of the signing party are prohibited.
- This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Biscayne Engineering Company reviewed the National Title and Abstract Company Title Search number 20-78913, with certified dates of November 8, 1928 through January 21, 2020 at 2:30 p.m. This sketch reflects a review of the abovementioned Title Search. Only plottable items (if any) have been shown hereon. Easements (if any) that are blanket in nature have been noted hereon. For all other matters affecting the Subject Property, refer to the title search.
- Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.
- This sketch to accompany Legal Description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mappers, Referenced in Rule 5J-17 Florida Administrative code pursuant to Section 472.027, Florida Statutes.

REFERENCES:

- Florida Department of Transportation Project Control Points, State Road A1A (Collins Ave.), FP # 430949-2-32-01, Miami-Dade Florida, Prepared by BISCAYNE ENGINEERING COMPANY, INC.,
- Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Prepared by METRIC ENGINEERING, INC., Dated : 03/2004.
- Florida Department of Transportation Right-of-Way Map for A1A, Section 8706-104, Dated: 03-31-48, Recorded in Plat Book 76, at Page 25, of the Public Records of Miami-Dade County, Florida.
- Plats of records as shown.

LEGEND:

- B - Baseline
- C.B. - Chord Bearing
- CL - Centerline
- 801 - Parcel Identification Number
- EXIST. - Existing
- F.D.O.T.-Florida Department of Transportation
- F.P. - Financial Project
- L - Length
- LT - Left
- NO. - Number
- P.B. - Plat Book
- PG. - Page
- S. - South
- O.R.B. - Official Record Book
- PNC - Project Network Control
- R - Radius
- RGE. - Range
- R/W - Right-of-Way
- REF. - Reference
- R.B. - Radial Bearing
- SEC. - Section
- STA. - Station
- S.R. -State Road
- T.B. - Tangent Bearing
- TWP. - Township
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commence
- (P)- Plat
- PI - Point of intersection
- S.R. - State Road
- Δ - Delta
- E. - East

BISCAYNE ENGINEERING COMPANY, INC.  
 529 W. FLAGLER ST, MIAMI, FL 33130  
 TEL. (305) 324-7671  
 STATE DEPARTMENT OF AGRICULTURE  
 CERTIFICATE OF AUTHORIZATION LB129

*[Signature]*  
 DATE: 04-13-2020

MIKE J. BARTHOLOMEW, PSM, FOR THE FIRM,  
 PRESIDENT PROFESSIONAL SURVEYOR AND  
 MAPPER NO. 5666 STATE OF FLORIDA

THIS IS NOT  
 A SURVEY

B.E.C. 03-86813  
 DWG# 2319-SS-05-R1

FLORIDA DEPARTMENT OF TRANSPORTATION									
SKETCH TO ACCOMPANY LEGAL DESCRIPTION									
STATE ROAD NO. A1A					MIAMI-DADE COUNTY				
REV	PARCEL LIMITS	I.V.	DATE	BY	DATE	PREPARED BY:	BISCAYNE ENGINEERING COMPANY, INC. 529 W FLAGLER STREET MIAMI FLORIDA 33130 TEL. 305-324-7671 LB129	DATA SOURCE:	SEE GENERAL NOTES
			04/08/20		03/17/20				
	REVISION	BY	DATE	CHECKED	M.B.	03/17/20	F.P. NO. 430949-2	SECTION 87060	SHEET 1 OF 8

Parcel 801

Part 1

A portion of Lots 71, 72 and 73, TATUM'S OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the centerline of Bayview Drive (also known as 158<sup>th</sup> Street), as shown on plat entitled ARLEN HOUSE EAST, according to the Plat thereof, as recorded in Plat Book 97, at Page 5, of the Public Records of Miami-Dade County, Florida with the Baseline of Survey of State Road A1A (Collins Avenue) as shown on sheet 28 of 39 of map entitled Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Dated: 03/2004, Prepared by METRIC ENGINEERING, INC.; THENCE along said Baseline of Survey the following (2) courses; (1) THENCE South 01°02'21" West, a distance of 408.88 feet; (2) THENCE South 00°58'46" West, a distance of 219.42 feet to a reference POINT "A"; THENCE North 89°01'14" West, at right angles to the last described course, a distance of 50.00 feet to a point on the Existing Westerly Right-of-Way Line of State Road A1A (Collins Avenue) as shown on said Right-of-Way Map and the POINT OF BEGINNING of the hereinafter described parcel of land; THENCE South 00°58'46" West, along said Existing Westerly Right of-Way Line, a distance of 181.07 feet to the point of intersection with a circular curve, concave to the Northwest, having as its elements a radius of 90.49 feet, a central angle of 25°51'48" and a tangent bearing of North 19°18'04" East; THENCE Southwesterly, along said circular curve for an arc distance of 40.85 feet; THENCE North 52°14'59" West, a distance of 3.60 feet to the point of intersection with a circular curve, concave to the Northwest, having as its elements a radius of 97.50 feet, a center angle of 36°46'16", and a tangent bearing of South 37°45'01" West ; THENCE Northeasterly, along said circular curve for an arc distance of 62.57 feet; THENCE North 00°58'46" East, a distance of 107.06 feet; THENCE North 06°19'23" East, a distance of 48.32 feet to the POINT OF BEGINNING.

Containing 960 square feet, more or less.

(SEE SHEET 3 OF 8 FOR CONTINUATION)

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			<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>			
			<b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b>			
			<b>STATE ROAD NO. A1A</b>		<b>MIAMI-DADE COUNTY</b>	
			BY	DATE	PREPARED BY: BISCAYNE ENGINEERING COMPANY, INC. 529 W FLAGLER STREET MIAMI, FLORIDA 33130 TEL. 305-324-7671 LB129	DATA SOURCE: SEE GENERAL NOTES
REV PARCEL LIMITS	I.V.	04/08/20	DRAWN	I.G.	03/17/20	F.P. NO. 430949-2      SECTION 87060      SHEET 2 OF 8
REVISION	BY	DATE	CHECKED	M.B.	03/17/20	

AND:

Part 2

A portion of Lots 47, 48, 49, 50 and 51, TATUM'S OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the aforementioned Reference POINT "A"; THENCE South 00°58'46" West along said Baseline of Survey, a distance of 2210.60 feet to a reference POINT "B"; THENCE North 89°01'14" West, at right angles to the last described course, a distance of 50.00 feet to a point on the Existing Westerly Right-of-Way Line of State Road A1A (Collins Avenue) as shown on said Right-of-Way Map and the POINT OF BEGINNING of the hereinafter described parcel of land; THENCE South 00°58'46" West, along said Existing Westerly Right-of-Way Line, a distance of 410.94 feet; THENCE North 89°01'14" West, a distance of 16.00 feet; THENCE North 00°58'46" East, a distance of 102.39 feet; THENCE North 38°27'42" West, a distance of 31.76 feet; THENCE North 00°52'46" East, a distance of 15.39 feet; THENCE North 89°01'14" West, a distance of 24.80 feet; THENCE North 00°58'46" East, a distance of 57.50 feet to the point of intersection with a circular curve, concave to the Northwest, having as its elements a radius of 46.50 feet and a central angle of 90°00'00", and a tangent bearing of North 89°01'14" West; THENCE Northeasterly, along the arc of said circular curve for an arc distance of 73.04 feet; THENCE North 00°58'46" East, a distance of 124.36 feet; THENCE North 20°46'41" East, a distance of 42.81 feet to the POINT OF BEGINNING;

Containing 9,576 square feet, more or less.

(SEE SHEET 4 OF 8 FOR CONTINUATION)

**THIS IS NOT  
A SURVEY**

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			<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>					
			<b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b>					
			<b>STATE ROAD NO. A1A</b>				<b>MIAMI-DADE COUNTY</b>	
			BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	I.G.	03/17/20	SEE GENERAL NOTES		
			F.P. NO. 430949-2			SECTION 87060		
REV PARCEL LIMITS	I.V.	04/08/20	CHECKED	M.B.	03/17/20	<b>SHEET 3 OF 8</b>		
REVISION	BY	DATE						



AND:

Part 3

A portion of Lots 21, 22, 23, 24 and 25, TATUM'S OCEAN BEACH PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 35, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the aforementioned Reference POINT "B"; THENCE along said Baseline of Survey the following (2) courses; (1) THENCE South 00°58'46" West, a distance of 438.82 feet; (2) THENCE South 00°10'46" West, a distance of 2,214.04 feet; THENCE North 89°49'14" West, at the right angles to the last described course, a distance of 50.00 feet to a point on the Existing Westerly Right-of-Way Line of State Road A1A (Collins Avenue) as shown on said Right-of-Way Map and the POINT OF BEGINNING of the hereinafter described parcel of land; THENCE along said Existing Westerly Right-of-Way Line the following (2) courses; (1) THENCE South 00°10'46" West, a distance of 93.66 feet to the point of curvature of a circular curve, concave to the Northwest, having as its elements a radius of 1,497.82 feet and a central angle of 09°57'01"; THENCE Southerly and Southwesterly along the arc of said circular curve for an arc distance of 260.12 feet; THENCE North 21°43'11" West, a distance of 24.94 feet; THENCE North 18°46'57" West, a distance of 10.79 feet to a point of intersection with a circular curve, concave to the Southwest, having as its elements a radius of 28.00 feet, a central angle of 13°21'38" and a tangent bearing of South 76°37'31" East; THENCE Westerly, along the arc of said circular curve for an arc distance of 6.53 feet; THENCE North 89°59'09" West, a distance of 25.95 feet; THENCE North 00°00'51" East, a distance of 61.50 feet; THENCE South 89°59'09" East, a distance of 6.55 feet to the point of curvature of with a circular curve, concave to the Northwest, having as its elements a radius of 46.50 feet and a central angle of 88°14'05"; THENCE Northeasterly, along the arc of said circular curve for an arc distance of 71.61 feet to a point of compound curvature with a circular curve concave to the Northwest, having as its elements a radius of 1,368.19 feet and a central angle of 01°36'00"; THENCE Northerly, along the arc of said circular curve for an arc distance of 38.21 feet; THENCE North 00°10'46" East, a distance of 133.27 feet; THENCE North 19°58'41" East, a distance of 42.81 feet to the POINT OF BEGINNING.

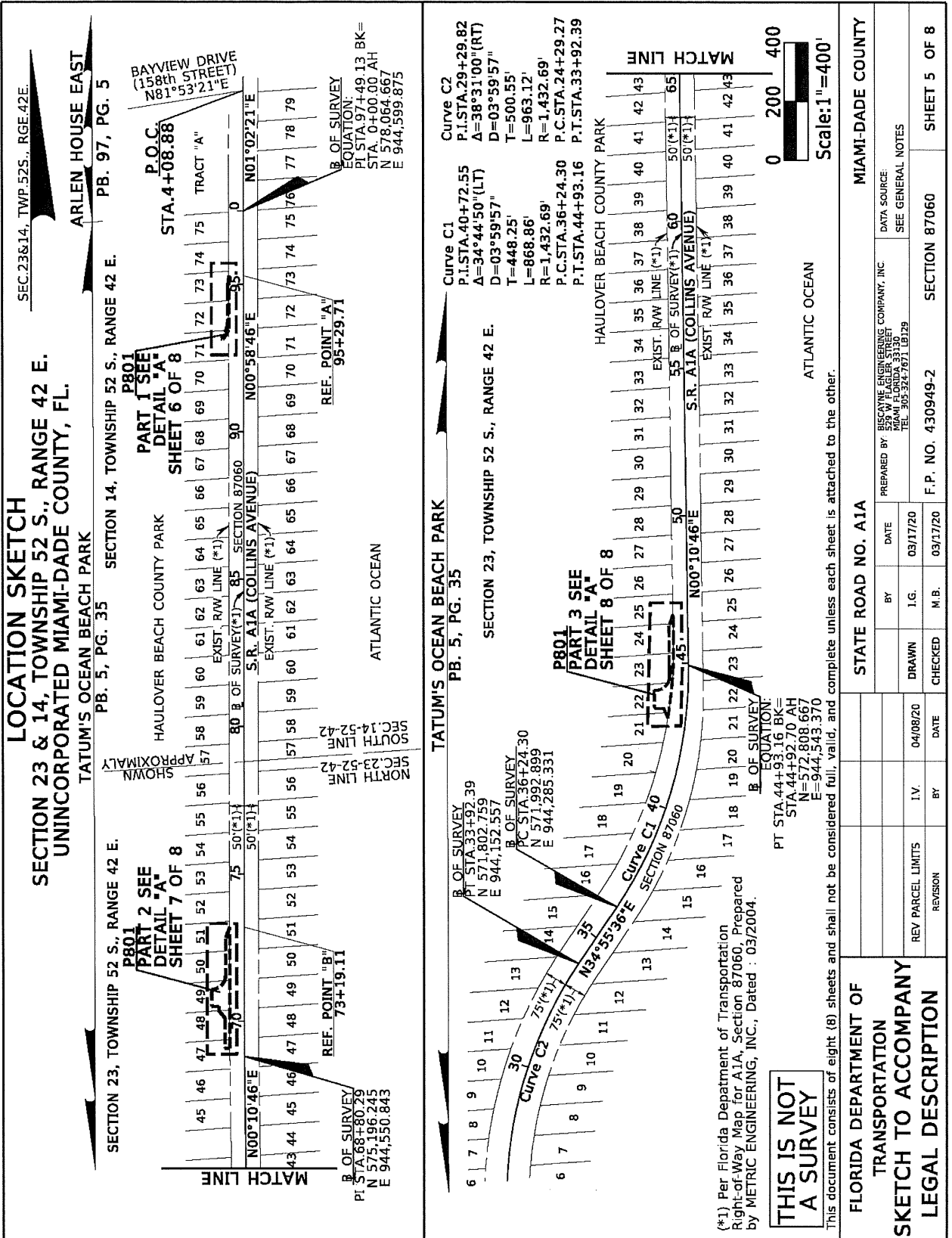
Containing 7,159 square feet, more or less.

All of the foregoing lying in Section 14 and 23, Township 52 South, Range 42 East, Miami-Dade County, Florida and containing an aggregate area of 17,695 square feet, more or less.

**THIS IS NOT  
A SURVEY**

This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

			<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>			
			<b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b>			
			<b>STATE ROAD NO. A1A</b>		<b>MIAMI-DADE COUNTY</b>	
			BY	DATE	PREPARED BY: HISWAYNE ENGINEERING COMPANY, INC. 529 W FLAGLER STREET MIAMI, FLORIDA 33120 TEL. 305-324-7671 LB129	DATA SOURCE: SEE GENERAL NOTES
REV PARCEL LIMITS	I.V.	04/08/20	DRAWN	I.G.	03/17/20	F.P. NO. 430949-2      SECTION 87060      SHEET 4 OF 8
REVISION	BY	DATE	CHECKED	M.B.	03/17/20	



SECTION 23, TOWNSHIP 52 S., RANGE 42 E.  
 UNINCORPORATED MIAMI-DADE COUNTY, FL.  
 TATUM'S OCEAN BEACH PARK  
 PB. 5, PG. 35

SECTION 14, TOWNSHIP 52 S., RANGE 42 E.  
 HAULOVER BEACH COUNTY PARK  
 PB. 97, PG. 5

SECTION 5, TOWNSHIP 52 S., RANGE 42 E.  
 TATUM'S OCEAN BEACH PARK  
 PB. 5, PG. 35

**SECTION 23, TOWNSHIP 52 S., RANGE 42 E.**  
**SECTION 14, TOWNSHIP 52 S., RANGE 42 E.**  
**SECTION 5, TOWNSHIP 52 S., RANGE 42 E.**

**SECTION 23, TOWNSHIP 52 S., RANGE 42 E.**  
**SECTION 14, TOWNSHIP 52 S., RANGE 42 E.**  
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**SECTION 14, TOWNSHIP 52 S., RANGE 42 E.**  
**SECTION 5, TOWNSHIP 52 S., RANGE 42 E.**

**THIS IS NOT  
 A SURVEY**

(\*1) Per Florida Department of Transportation  
 Right-of-Way Map for A1A, Section 87060, Prepared  
 by METRIC ENGINEERING, INC., Dated : 03/2004.

PT STA. 44+93.76 BK=  
 STA. 44+92.70 AH  
 N=572,808.667  
 E=944,543.370

PT STA. 44+93.76 BK=  
 STA. 44+92.70 AH  
 N=572,808.667  
 E=944,543.370

PT STA. 44+93.76 BK=  
 STA. 44+92.70 AH  
 N=572,808.667  
 E=944,543.370

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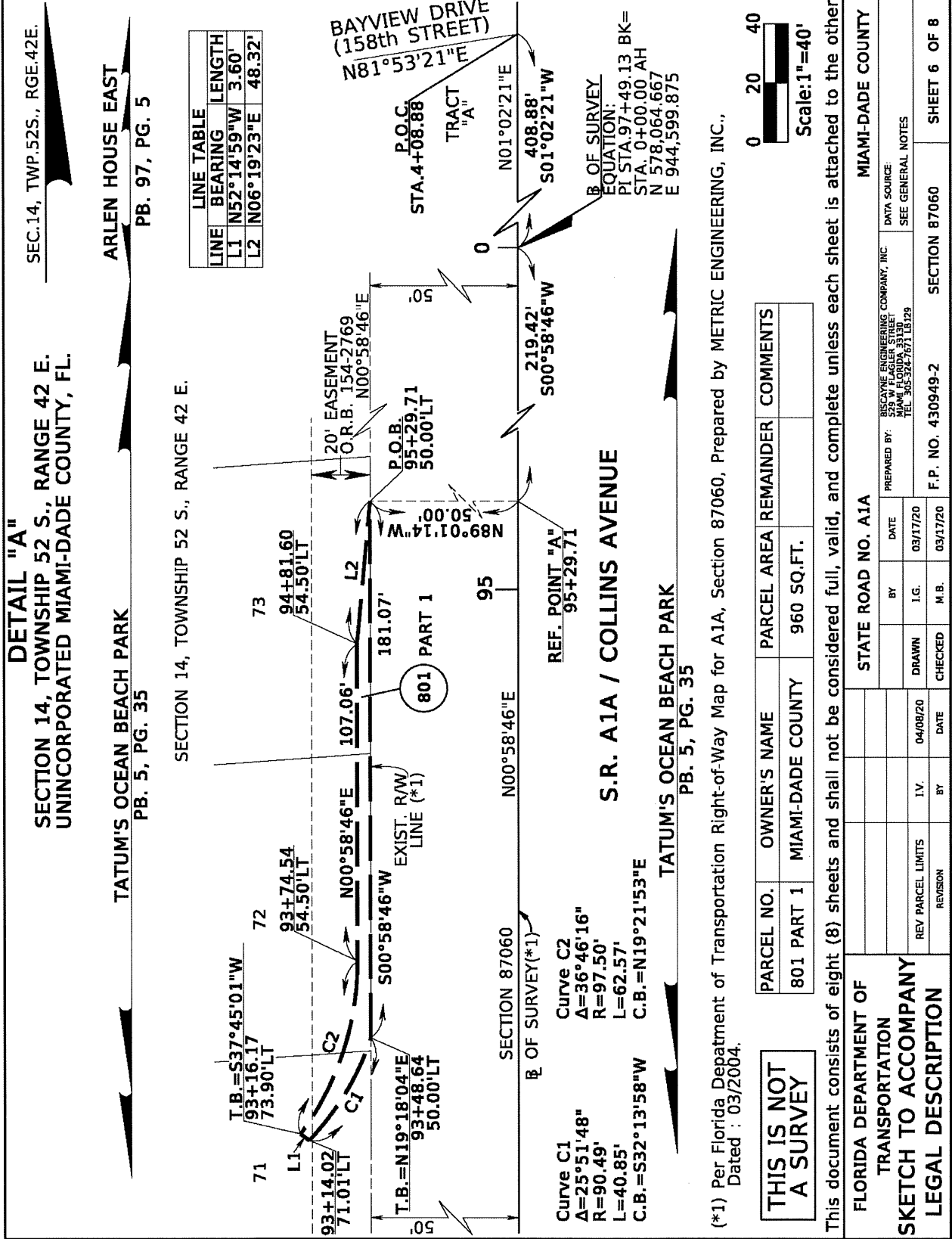
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FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. A1A		MIAMI-DADE COUNTY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		DATE	03/17/20	DATE SOURCE	SEE GENERAL NOTES
REV	PARCEL LIMITS	BY	I.V.	DATE	04/08/20
REVISION		CHECKED	M.B.	DATE	03/17/20
SECTION 87060				SECTION 87060	
SHEET 5 OF 8				SHEET 5 OF 8	



PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
801 PART 1	MIAMI-DADE COUNTY	960 SQ.FT.		



FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. A1A		MIAMI-DADE COUNTY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		BY	DATE	PREPARED BY:	DATA SOURCE:
		04/08/20	03/17/20	515 W FLAGLER STREET TEL: 305-524-7371 LB1219	SEE GENERAL NOTES
REVISION		DATE	CHECKED	M.B.	
REV PARCEL LIMITS		04/08/20			
SECTION 87060		SECTION 87060		SECTION 87060	
SHEET 6 OF 8		SHEET 6 OF 8		SHEET 6 OF 8	

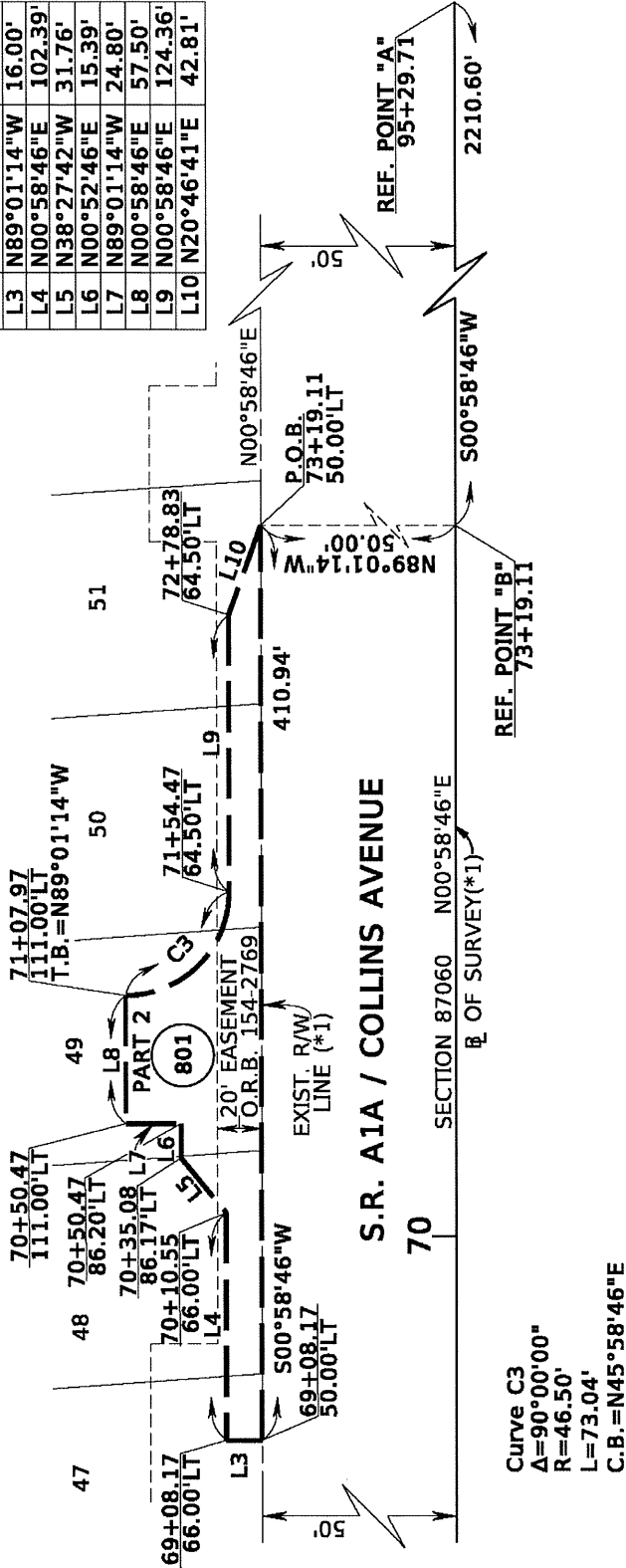
SEC.23, TWP.52S., RGE.42E.

**DETAIL "A"**  
**SECTION 23, TOWNSHIP 52 S., RANGE 42 E.**  
**UNINCORPORATED MIAMI-DADE COUNTY, FL.**

TATUM'S OCEAN BEACH PARK  
 PB. 5, PG. 35

LINE	BEARING	LENGTH
L3	N89°01'14"W	16.00'
L4	N00°58'46"E	102.39'
L5	N38°27'42"W	31.76'
L6	N00°52'46"E	15.39'
L7	N89°01'14"W	24.80'
L8	N00°58'46"E	57.50'
L9	N00°58'46"E	124.36'
L10	N20°46'41"E	42.81'

SECTION 23, TOWNSHIP 52 S., RANGE 42 E.



TATUM'S OCEAN BEACH PARK  
 PB. 5, PG. 35

(\*1) Per Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Prepared by METRIC ENGINEERING, INC., Dated : 03/2004.

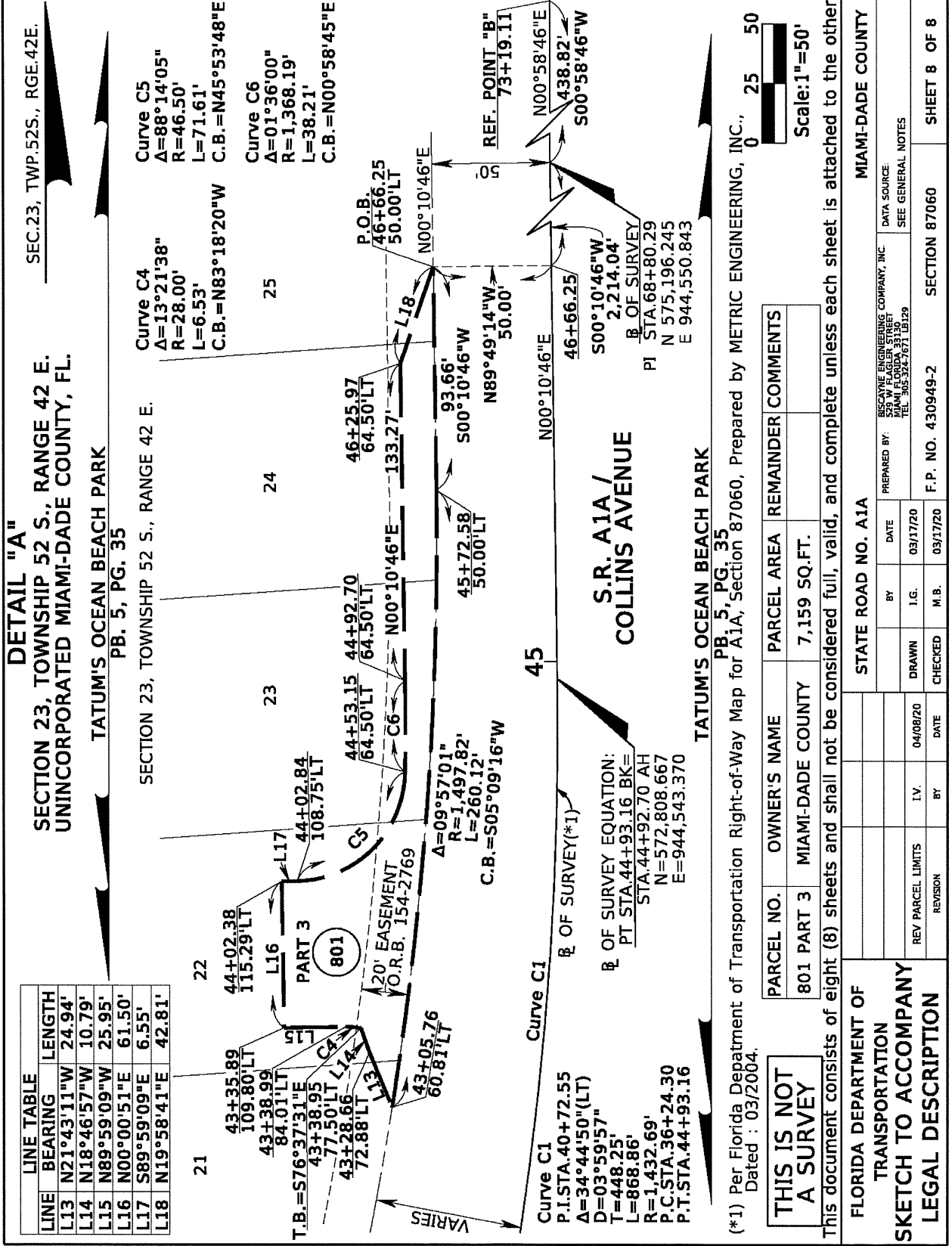


PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
801 PART 2	MIAMI-DADE COUNTY	9,576	SQ.-FT.	

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FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. A1A		MIAMI-DADE COUNTY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		BY	DATE	PREPARED BY:	DATA SOURCE:
REV	PARCEL LIMITS	I.V.	04/08/20	BISCAYNE ENGINEERING COMPANY, INC 529 W FLAGLER STREET MIAMI, FL 33130 TEL: 305-547-0311 FAX: 305-547-0311	SEE GENERAL NOTES
REVISION		CHECKED	M.B.	03/17/20	
		SECTION	87060		
		F.P. NO.	430949-2		
		SHEET	7 OF 8		



**DETAIL "A"**  
 SECTION 23, TOWNSHIP 52 S., RANGE 42 E.  
 UNINCORPORATED MIAMI-DADE COUNTY, FL.  
 TATUM'S OCEAN BEACH PARK  
 PB. 5, PG. 35  
 SECTION 23, TOWNSHIP 52 S., RANGE 42 E.  
 SEC. 23, TWP. 52S., RGE. 42E.

LINE	BEARING	LENGTH
L13	N21°43'11"W	24.94'
L14	N18°46'57"W	10.79'
L15	N89°59'09"W	25.95'
L16	N00°00'51"E	61.50'
L17	S89°59'09"E	6.55'
L18	N19°58'41"E	42.81'

**Curve C1**  
 P.I. STA. 40+72.55  
 $\Delta = 34^\circ 44' 50"$  (LT)  
 $D = 03^\circ 59' 57"$   
 $T = 448.25'$   
 $L = 868.86'$   
 $R = 1,432.69'$   
 P.C. STA. 36+24.30  
 P.T. STA. 44+93.16

**Curve C2**  
 $\Delta = 09^\circ 57' 01"$   
 $R = 1,497.82'$   
 $L = 260.12'$   
 $C.B. = S05^\circ 09' 16"W$

**Curve C3**  
 $\Delta = 13^\circ 21' 38"$   
 $R = 28.00'$   
 $L = 6.53'$   
 $C.B. = N83^\circ 18' 20"W$

**Curve C4**  
 $\Delta = 88^\circ 14' 05"$   
 $R = 46.50'$   
 $L = 71.61'$   
 $C.B. = N45^\circ 53' 48"E$

**Curve C5**  
 $\Delta = 01^\circ 36' 00"$   
 $R = 1,368.19'$   
 $L = 38.21'$   
 $C.B. = N00^\circ 58' 45"E$

**Curve C6**  
 $\Delta = 89^\circ 49' 14"W$   
 $R = 50.00'$   
 $L = 93.66'$   
 $C.B. = N00^\circ 10' 46"E$

**Curve C7**  
 $\Delta = 500^\circ 10' 46"W$   
 $R = 2,214.04'$   
 $L = 438.82'$   
 $C.B. = S00^\circ 58' 46"W$

(\*1) Per Florida Department of Transportation Right-of-Way Map for A1A, Section 87060, Prepared by METRIC ENGINEERING, INC.,  
 Dated : 03/2004.

<b>THIS IS NOT A SURVEY</b>	
PARCEL NO.	OWNER'S NAME
801 PART 3	MIAMI-DADE COUNTY
PARCEL AREA	REMAINDER COMMENTS
7,159 SQ.FT.	

FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. A1A		MIAMI-DADE COUNTY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		BY	DATE	PREPARED BY:	DATA SOURCE:
				BSCAYNE ENGINEERING COMPANY, INC.	MIAMI FLORIDA 33136
		REV	DATE	TEL: 305-322-7671	SEE GENERAL NOTES
		1.V.	04/08/20		
		BY			
		CHECKED	M.B.	03/17/20	
		DRAWN	I.G.	03/17/20	
		SECTION 87060		SHEET 8 OF 8	
		F.P. NO. 430949-2			


This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** January 20, 2021

**FROM:**   
Gen Bonzon-Keenan  
Successor County Attorney

**SUBJECT:** Agenda Item No.8(H)(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 present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ ) 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(H)(1)  
1-20-21

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

RESOLUTION AUTHORIZING THE CONVEYANCE OF RIGHT-OF-WAY AND UTILITY EASEMENTS TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR NOMINAL CONSIDERATION OF \$1.00, IN ACCORDANCE WITH SECTION 125.38, FLORIDA STATUTES, FOR IMPROVEMENTS AND MAINTENANCE OF TRAFFIC FEATURES AND RIGHT-OF-WAY FEATURES ALONG STATE ROAD A1A / COLLINS AVENUE, THROUGH A PORTION OF COUNTY-OWNED PROPERTY KNOWN AS HAULOVER PARK, LOCATED AT 10800 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33154; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS TO EFFECTUATE SAME AND TO EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN

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

**WHEREAS**, the State of Florida Department of Transportation (FDOT) has proposed to improve State Road A1A / Collins Avenue through Haulover Park, Roadway Project Identification No. 430949-2 in Miami-Dade County, including repaving and making intersection improvements, upgrading pedestrian curb ramps, signing and pavement markings, improving pedestrian crosswalks and signals, enhancing sidewalks, widening State Road A1A / Collins Avenue to improve turning lanes into Haulover Park, adding crosswalks, and installing signalized intersection, in order to improve pedestrian and vehicular traffic flow and safety; and

**WHEREAS**, in order to do so, FDOT has requested the County to convey the perpetual easements for the installation of a mast arm, signalization and transportation improvements in substantially the form attached hereto as Attachment A: Utility Easement and Attachment B: Right-of-Way Easement and incorporated herein; and

**WHEREAS**, the improvements proposed would not impair the County's ability to access and maintain its property in the subject area; and

**WHEREAS**, the utility improvements within the park would be underground or at-grade electrical connections that will not adversely impact the park's aesthetics, in accordance with Resolution No. R-504-15; 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 hereby authorizes the granting of the right-of-way easement and utility easement for the nominal consideration of \$1.00 pursuant to section 125.38, Florida Statutes, for transportation-related improvements and maintenance of the same, in substantially the form attached hereto as Attachment A and Attachment B, and made a part hereof.

**Section 3.** The County Mayor or County Mayor's designee is authorized to execute the easements for and behalf of Miami-Dade County, to exercise all provisions contained therein, and to take all actions necessary to effectuate same.

**Section 4.** This Board, pursuant to Resolution No.: R-974-09, (a) directs the County Mayor or County Mayor's designee to record the easements 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 easements; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of said easements 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:

	Jose "Pepe" Diaz, Chairman
	Oliver G. Gilbert, III, Vice-Chairman
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 20<sup>th</sup> day of January, 2021. 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.

Melanie J. Spencer