

MEMORANDUM

IITC
Agenda Item No. 3(A)


TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 10, 2026

FROM: Geri Bonzon-Keenan
County Mayor

SUBJECT: Resolution granting a Non-Exclusive Underground Utility Easement to Florida Power And Light Company, for the installation of underground facilities within Zoo Miami in support of the Zoo Miami Hospital; authorizing the County Mayor to execute same and exercise all provisions contained therein

The accompanying resolution was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Memorandum



Date: July 21, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Non-exclusive Easement from Miami-Dade County to Florida Power and Light Company for Underground Utilities at Zoo Miami for a Veterinary Hospital

Executive Summary

The purpose of this item is to gain approval by the Board of County Commissioners (Board) for the County to grant a non-exclusive easement (“Easement”) to Florida Power and Light Company (“FPL”) to install underground electrical infrastructure within Zoo Miami (“the Zoo”). The placement of the underground utilities will serve the new Zoo Veterinary Hospital. The proposed easement to FPL is attached hereto as “Exhibit 1”.

Recommendation

It is recommended that the Board approve the attached resolution granting a non-exclusive Easement from Miami-Dade County to FPL for the placement of underground utilities within Zoo-Miami. FPL has coordinated with PROS to ensure the location of utilities in order to facilitate reliable electrical service to the new Animal Hospital. The non-exclusive Easement to FPL is located on a portion of County-owned land within the Zoo, which is managed by the Parks, Recreation, and Open Spaces (PROS) Department.

Scope

The proposed Easement is on a portion of land within Zoo Miami, located at 124000 SW 152 Street, in unincorporated Miami Dade County, Florida, under Folio No. 30-5936-000-0050.; identified on attached “Exhibit A”. This property is located within County Commission District 9, represented by Vice Chairman Kionne L. McGhee. See the Property Appraiser’s Summary Report, attached hereto as “Exhibit B”.

Fiscal Impact/Funding Source

There is no fiscal impact to the County associated with this easement. FPL will pay a nominal sum of \$10.00 for the Easement and will be responsible for the installation, operation, and maintenance of the underground electrical service utility facilities; including, cables, conduits, and appurtenant equipment.

Track Record/Monitor

Alissa Turteltaub, PROS Park Acquisition and Asset Manager, will oversee the execution of the Agreement and recording of the Easement with the County Clerk.

Delegation of Authority

The County Mayor or County Mayor’s Designee shall have the authority to execute the Easement, to record the necessary documents in the public records of Miami-Dade County and provide a copy to the Clerk of the Board, and to exercise any and all other rights conferred in the easement.

Background

The Easement is in support of a new Veterinary Animal Hospital to be constructed by PROS within Zoo Miami. As part of the development of the hospital project, a 15'-0" by 15'-0" wide utility easement is needed for installation and maintenance of underground electrical utilities.

The non-exclusive easement will grant FPL access in the easement area to install, operate and maintain underground electric utility facilities; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities.

Attachments



Roy Coley
Chief Utilities and Regulatory Services Officer

"Exhibit 1"

**FLORIDA POWER & LIGHT COMPANY
UTILITY UNDERGROUND EASEMENT (BUSINESS)**

Prepared by: _____ Return to: _____
 Name: _____ Florida Power & Light Company
 Street Address: _____
 City, State, Zip Code: _____
 Sec. _____, Twp _____, Rge _____
 Parcel ID# _____

[Reserved for Circuit Court]

The undersigned (“Grantor”), in consideration of the payment of \$10.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants and gives to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns (“FPL”), with a mailing address of 700 Universe Blvd., Juno Beach, Florida 33408, a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, 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 as the size of, and remove such facilities or any of them within an easement described on Exhibit “A” attached hereto and made a part hereof (“Easement Area”).

Together with the right for FPL to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for FPL’s communications purposes in connection with utility service; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right 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 Grantor has the power to grant, if at all, the rights of ingress and egress over, along, and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, Grantor has signed and sealed this easement on ____ day of _____, 20 ____.

Signed, sealed and delivered in the presence of:

Grantor:
 [Insert Name of Business Entity]

 Witness Signature
 Witness Print Name: _____
 Post Office Address: _____

By: _____
 Print Name: _____
 Print Title: _____
 Post Office Address: _____

 Witness Signature
 Witness Print Name: _____
 Post Office Address: _____

ACKNOWLEDGMENT

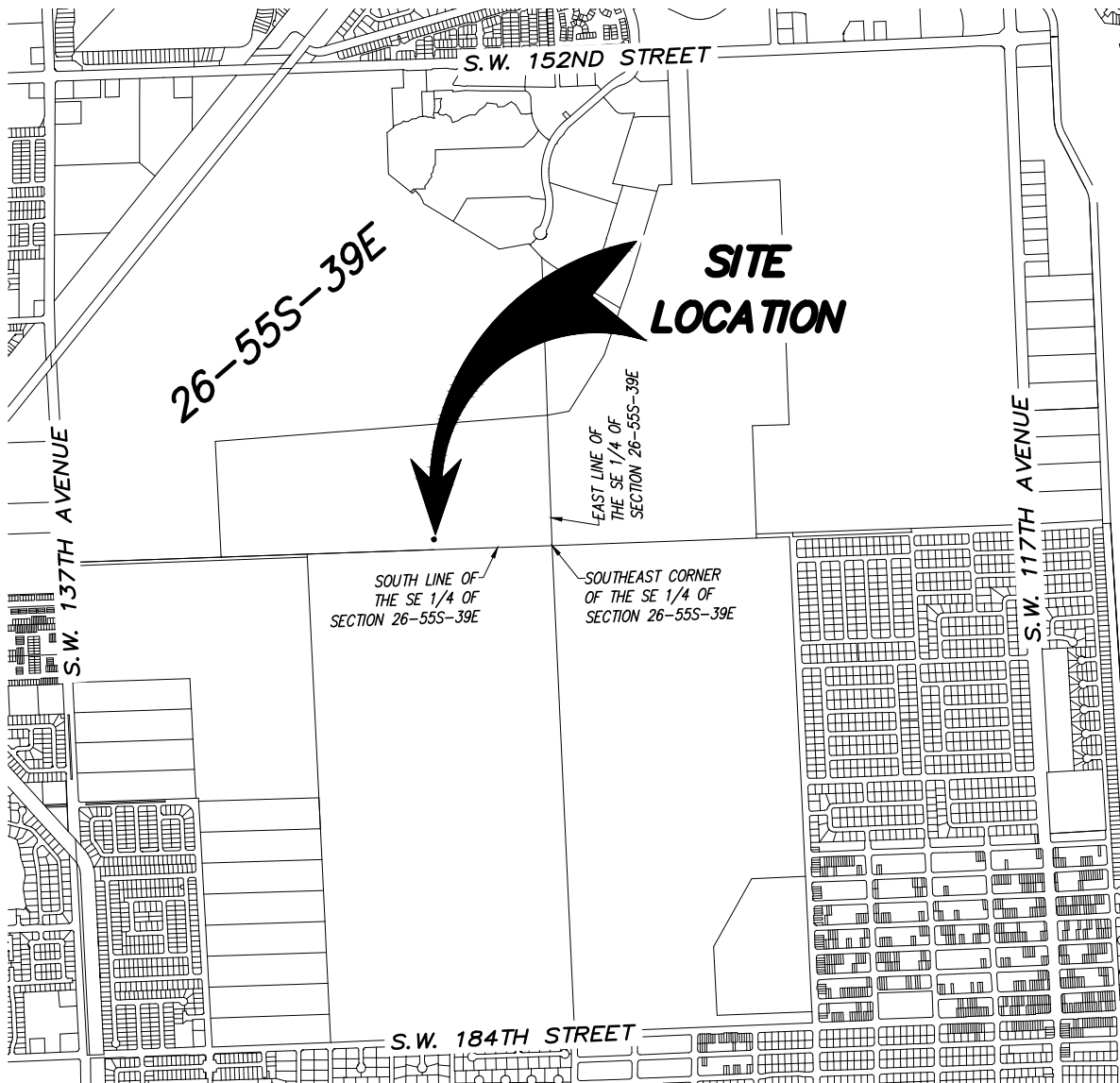
STATE OF _____)
 COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____ by _____ as _____ of _____, a _____, on behalf of the _____, who is personally known to me **OR** has produced _____ as identification, and who did (did not) take an oath.

(NOTARIAL SEAL)

Notary: _____
 Print Name: _____
 Notary Public, State of _____
 My commission expires: _____

"Exhibit A"



LOCATION SKETCH

SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 55 SOUTH, RANGE 39 EAST,
 MIAMI-DADE COUNTY, FLORIDA
 (SCALE: 1" = 2000')

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE "SKETCH AND LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PERFORMED UNDER MY DIRECTION ON APRIL 6, 2026.

I FURTHER CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.


ADDITIONAL NOTES:

1. SEE SHEET 1 OF 3 FOR LOCATION MAP AND SURVEYOR'S CERTIFICATION
2. SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES.
3. SEE SHEET 3 OF 3 FOR SKETCH TO ACCOMPANYING LEGAL DESCRIPTION.

Scott A. Riggs

Professional Surveyor and Mapper LS#6160
 State of Florida

Survey Map and Report or the copies thereof are not valid without the Signature and Original or Digital Seal of a Florida Licensed Surveyor & Mapper.



Miami Dade County
 Transportation and
 Public Works
 Department
 Survey Section
 111 N.W. First Street, Suite N° 1610
 Miami, Florida 33128 (305-375-2657)

SKETCH AND LEGAL

Project Title: **EXHIBIT "A"
 METRO ZOO MIAMI
 FLORIDA POWER & LIGHT EASEMENT**

Project Manager:	
Drawn:	Pavel Perez Martinez
Checked:	Scott Riggs
Survey:	
N°	Revision
Date	Description

Project N°	
20200299	
Date	Scale
04/06/2026	AS SHOWN
SHEET N°	
1 of 3	
Field Book	Page

LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE, SOUTH 87°59'20" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 26, FOR A DISTANCE OF 1304.21 FEET; THENCE RUN NORTH 02°00'40" WEST, FOR A DISTANCE OF 103.14 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 72°33'20" EAST FOR A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 17°26'40" WEST, FOR A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 72°33'20" WEST FOR A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 17°26'40" EAST, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 225 SQUARE FEET / 0.01 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- THIS IS NOT A **BOUNDARY SURVEY**.
- THIS SITE LIES IN SECTION 26, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED UPON BEARING OF S87°59'20"W FOR THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, TOWNSHIP 55 SOUTH, RANGE 39 EAST.
- SOURCES OF DATA:
- THIS SKETCH AND LEGAL DESCRIPTION CONSIST OF 3 SHEETS; NONE ARE FULL AND COMPLETE WITHOUT THE OTHERS.

ADDITIONAL NOTES:

1. SEE SHEET 1 OF 3 FOR LOCATION MAP AND SURVEYOR'S CERTIFICATION
2. SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES.
3. SEE SHEET 3 OF 3 FOR SKETCH TO ACCOMPANYING LEGAL DESCRIPTION.



Miami Dade County
 Transportation and
 Public Works
 Department
 Survey Section
 111 N.W. First Street, Suite N° 1610
 Miami, Florida 33128 (305-375-2657)

SKETCH AND LEGAL

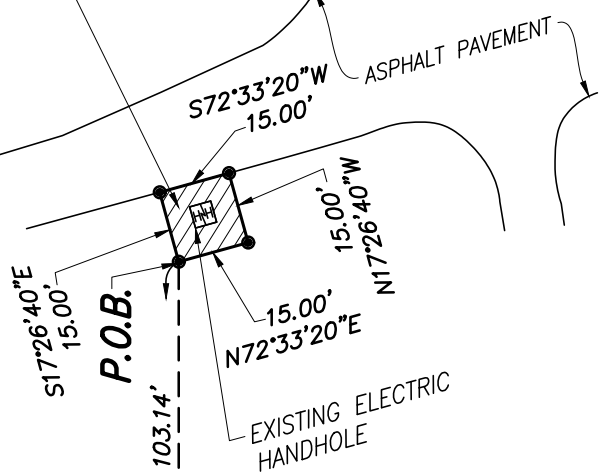
Project Title: **EXHIBIT "A"
 METRO ZOO MIAMI
 FLORIDA POWER & LIGHT EASEMENT**

Project Manager:		
Drawn: Pavel Perez Martinez		
Checked: Scott Riggs		
Survey:		
Revisions		
N°	Date	Description

Project N°	
20200299	
Date	Scale
04/06/2026	NOT TO SCALE
SHEET N°	
2 of 3	
Field Book	Pages



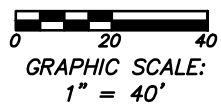
NOT SUBDIVIDED
 PORTION OF THE SE 1/4 OF
 SECTION 26, TOWNSHIP 55 SOUTH,
 RANGE 39 EAST
 F.P.L. EASEMENT



NOT SUBDIVIDED
 THE SE 1/4 OF
 SECTION 26, TOWNSHIP 55
 SOUTH, RANGE 39 EAST

P.O.C.
 SOUTHEAST CORNER
 OF THE SE 1/4 OF
 SECTION 26-55S-39E

S87°59'20\"/>
 SOUTH LINE OF THE SE 1/4
 OF SECTION 26-55S-39E



ABBREVIATIONS AND MEANINGS

- DPTW = MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
- F.P.L. = FLORIDA POWER & LIGHT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ⌘ = SECTION LINE
- 26-55S-39E = SECTION 26, TOWNSHIP 55 SOUTH, RANGE 39 EAST



Miami Dade County
 Transportation and
 Public Works
 Department
 Survey Section
 111 N.W. First Street, Suite N° 1610
 Miami, Florida 33128 (305-375-2657)

SKETCH AND LEGAL

Project Title: **EXHIBIT "A"
 METRO ZOO MIAMI
 FLORIDA POWER & LIGHT EASEMENT**

Project Manager:		
Drawn: Pavel Perez Martinez		
Checked: Scott Riggs		
Survey:		
N°	Date	Revision Description

Project N°	
20200299	
Date	Scale
04/06/2026	AS SHOWN
SHEET N°	
3 of 3	
Field Book	Pages

"Exhibit B"



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) 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.

RESOLUTION NO. _____

RESOLUTION GRANTING A NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT TO FLORIDA POWER AND LIGHT COMPANY, FOR THE INSTALLATION OF UNDERGROUND FACILITIES WITHIN ZOO MIAMI IN SUPPORT OF THE ZOO MIAMI HOSPITAL; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAME AND EXERCISE ALL PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying County Mayor's 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. Incorporates and approves the foregoing recital as if fully set forth herein.

Section 2. This board approves and authorizes the County Mayor or County Mayor's designee to, in substantially the form attached hereto as Exhibit 1, execute the Non-Exclusive Underground Utility Easement from the County to Florida Power and Light Company (FPL) in exchange for \$10.00 for the construction, operation, and maintenance of underground utility facilities within a portion of County-owned Zoo Miami located at 124000 SW 152 Street, Miami, Florida, Folio No. 30-5936-000-0050, in support of the Zoo Miami Hospital.

Section 3. Directs, pursuant to Resolution No. R-974-09, the County Mayor or County Mayor's designee to record the easement in the records of the County and provide a recorded copy to the Clerk of the Board within 30 days of execution of said instrument, and further directs the Clerk of the Board to permanently store the recorded copy 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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

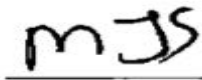
The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of July, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Melanie J. Spencer