

## MEMORANDUM

Agenda Item No. 8(F)(1)

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**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** April 8, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution authorizing the conveyance of an easement to Florida Power and Light Company (FPL), through County-owned land, for \$1.00, to service the Liberty City Health Clinic  
Resolution No. R-324-14

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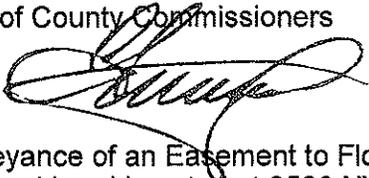
The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/smm

**Date:** April 8, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Authorizing the Conveyance of an Easement to Florida Power and Light Company on a portion of County-Owned Land Located at 2520 NW 75 Street in Unincorporated Miami-Dade County, Folio No. 30-3110-073-0030

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**Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the attached resolution, which authorizes the conveyance of a 1,287.30 square foot easement to the Florida Power and Light Company (FPL) to service the Liberty City Health Clinic.

**Scope**

This property is located in County Commission District 2, which is represented by Commissioner Jean Monestime.

**Fiscal Impact/Funding Source**

There is no fiscal impact associated with the conveyance of the easement.

**Track Record/Monitoring**

Shannon Clark of the Real Estate Development Division in the Internal Services Department is managing the conveyance of this easement.

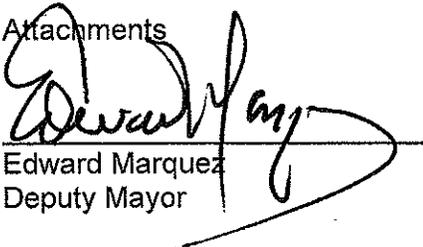
**Delegation of Authority**

Authorizes the County Mayor or the Mayor's designee to execute same for and on behalf of Miami-Dade County and authorizes the County Mayor or the Mayor's designee to exercise any and all other rights conferred therein.

**Background**

On July 19, 2011, by Resolution R-624-11, the Board designated three parcels of County-owned land located on NW 75 Street between NW 27 and NW 24 Avenues, in the Poinciana Industrial Center, for the construction of a health clinic for the State of Florida Department of Health. Construction of the clinic is nearing completion and FPL has requested the conveyance of an easement through approximately 1,287.30 square feet of County-owned land to accommodate the installation of an electrical transformer and the connection of electric service to the building.

Attachments

  
Edward Marquez  
Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** April 8, 2014

**FROM:**   
R. A. Cuevas, Jr.  
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**
- Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_\_, 3/5's \_\_\_\_\_, unanimous \_\_\_\_\_) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(1)  
4-8-14

RESOLUTION NO. R-324-14

RESOLUTION AUTHORIZING THE CONVEYANCE OF AN EASEMENT TO FLORIDA POWER AND LIGHT COMPANY (FPL), THROUGH COUNTY-OWNED LAND, FOR \$1.00, TO SERVICE THE LIBERTY CITY HEALTH CLINIC BEING BUILT AT 2520 NW 75 STREET, UNINCORPORATED MIAMI-DADE COUNTY; AND AUTHORIZING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

**WHEREAS**, this Board desires to accomplish the purpose 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 this Board incorporates the prior recital, authorizes the conveyance of an easement to the Florida Power and Light Company, for \$1.00, in substantially the form attached hereto and made a part hereof, authorizes the County Mayor, or the Mayor's designee to execute same for and on behalf of Miami-Dade County; and authorizes the County Mayor or the Mayor's designee to exercise any and all other rights conferred therein.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman		<b>aye</b>
	Lynda Bell, Vice Chair		<b>aye</b>
Bruno A. Barreiro	<b>aye</b>	Esteban L. Bovo, Jr.	<b>aye</b>
Jose "Pepe" Diaz	<b>absent</b>	Audrey M. Edmonson	<b>aye</b>
Sally A. Heyman	<b>aye</b>	Barbara J. Jordan	<b>aye</b>
Jean Monestime	<b>aye</b>	Dennis C. Moss	<b>aye</b>
Sen. Javier D. Souto	<b>aye</b>	Xavier L. Suarez	<b>aye</b>
Juan C. Zapata	<b>aye</b>		

The Chairperson thereupon declared the resolution duly passed and adopted this 8<sup>th</sup> day of April, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
 BY ITS BOARD OF  
 COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



By: **Christopher Agrippa**  
 Deputy Clerk

Approved by County Attorney as  
 to form and legal sufficiency.

*JRA*

Juliette R. Antoine

**EASEMENT**

Work Request No. 5334349

Liberty City Health Clinic

Sec. 10 Twp. 53 Rge 41 E

Miami-Dade County

Parcel I.D. 30-3110-073-0030

Public Housing Community Development Department

Form 3722 (Stocked) Rev 7/94

111 N.W. 1<sup>st</sup> 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 1<sup>st</sup> 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

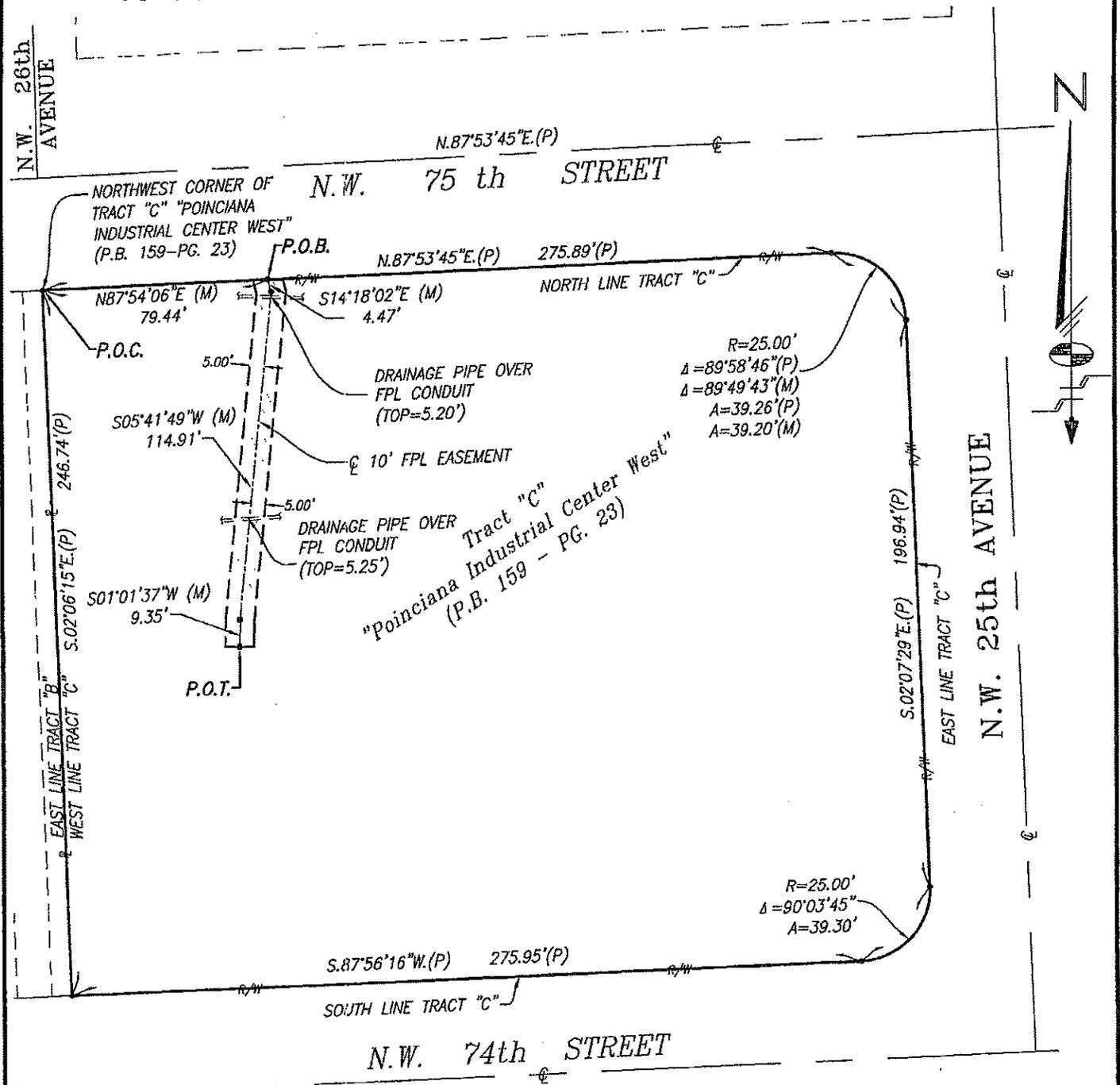
By: \_\_\_\_\_  
Carlos A. Gimenez, Mayor

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 \_\_\_\_\_, 2014.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## 10 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT



SCALE 1"=60'

SHEET 1 OF 2 SHEETS

*Schwelbke-Shiskin & Associates, Inc.*

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 202298

PREPARED UNDER MY SUPERVISION:

DATE: 12/20/2013

*Ronald A. Fritz*

THIS IS NOT A "BOUNDARY SURVEY"

RONALD A. FRITZ ASSISTANT VICE PRESIDENT

CERTIFICATE OF AUTHORIZATION No. LB-87

FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

## 10 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT

A PORTION OF TRACT C, "POINCIANA INDUSTRIAL CENTER WEST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159 AT PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID PORTION BEING A STRIP OF LAND 10.00 FEET IN WIDTH LYING 5.00 FEET ON EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "C"; THENCE RUN NORTH 87 DEGREES 54 MINUTES 06 SECONDS EAST (M), ALONG THE NORTH LINE OF SAID TRACT "C", FOR 79.44 FEET TO THE POINT OF BEGINNING OF SAID CENTER LINE; THENCE SOUTH 14 DEGREES 18 MINUTES 02 SECONDS EAST (M) FOR 4.47 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 49 SECONDS WEST (M) FOR 114.91 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 37 SECONDS WEST FOR 9.35 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

SIDELINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE NORTH LINE OF SAID TRACT "C", HAVING A BEARING OF NORTH 87 DEGREES 53 MINUTES 45 SECONDS EAST (P) AS SHOWN ON THE HEREIN REFERENCE PLAT.

SIDELINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 10.00 FOOT WIDE STRIP.

LYING AND BEING IN SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

**NOTES:**

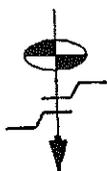
- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 87°53'45" W ALONG THE CENTER LINE OF N.W. 75th STREET AS SHOWN ON THE HEREIN REFERENCED PLAT.
- 2) ORDERED BY: AJAX.
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AND ARE EXPRESSED IN FEET.

**LEGEND:**

- R/W- DENOTES RIGHT-OF-WAY LINE
- C- DENOTES CENTER LINE
- M- DENOTES MONUMENT LINE
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- P.O.B. DENOTES POINT OF BEGINNING
- FPL DENOTES FLORIDA POWER AND LIGHT COMPANY
- TOP DENOTES TOP OF PIPE ELEV.
- P.O.T. DENOTES POINT OF TERMINATION
- (P) DENOTES BY PLAT
- (M) DENOTES MEASURED
- (ELEV.) DENOTES ELEVATION

SHEET 2 OF 2 SHEETS

REVISIONS



*Schwabke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 202298  
 DATE: 12/20/2013  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 RONALD A. FRITZ ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS

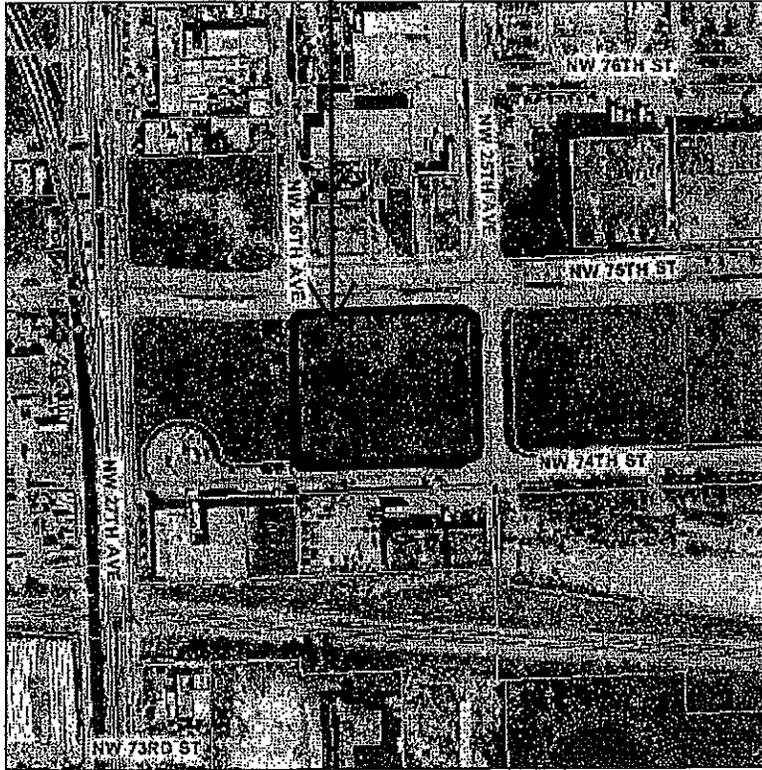
**My Home**  
Miami-Dade County, Florida

Location of FPL Easement

MIAMI-DADE

miamidade.gov

Property Information Map



Aerial Photography - 2012

0 ——— 131 ft

This map was created on 1/28/2014 2:42:45 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

**Summary Details:**

Folio No.:	30-3110-073-0030
Property:	2520 NW 75 ST
Mailing Address:	MIAMI-DADE COUNTY OCED 701 NW 1 CT 14TH FLOOR MIAMI FL 33136-

**Property Information:**

Primary Zone:	7300 INDUSTRIAL - HEAVY MFG
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	74,008 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER WEST PB 159-23 T-17340 TRACT C LOT SIZE 1.699 AC M/L FAU 30-3110-029-0160 0170 & 30-3110-031-0110

**Assessment Information:**

Year:	2013
Land Value:	\$740,080
Building Value:	\$0
Market Value:	\$740,080
Assessed Value:	\$740,080

**Taxable Value Information:**

Year:	2013
Taxing Authority:	Applied Exemption/ Taxable Value:
Regional:	\$740,080/\$0
County:	\$740,080/\$0
School Board:	\$740,080/\$0

