

MEMORANDUM

Agenda Item No. 8(N)(2)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: July 6, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing conveyance of easements to Florida Power and Light Company for a nominal sum of \$1.00 to install, operate and maintain electrical power facilities at the Okeechobee Metrorail Station property at 2005 W. Okeechobee Road, Hialeah, Florida, and authorizing the County Mayor to amend easement Exhibits A and B under certain circumstances, execute the easement conveyance, take all actions to effectuate same and exercise all provisions contained therein

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Kevin Marino Cabrera.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Memorandum



Date: July 6, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Conveyance of Utility Easements to Florida Power and Light Company to
Provide Electrical Service to the Okeechobee Metrorail Station

Executive Summary

The purpose of this item is to gain approval of the Board of County Commissioners (Board) for conveyance of two easements to Florida Power and Light Company (FPL) for \$1.00 for installation, operation and maintenance of electric power service to the Okeechobee Metrorail Station. The ongoing Metro Grande development conflicts with existing electrical service facilities to the Okeechobee Metrorail Station and the facilities must be relocated to continue servicing the Metrorail Station. The FPL facilities will be installed underground with little or no above ground appearance.

Recommendation

It is recommended that the Board authorize the conveyance of two underground utility easements to FPL to install, operate and maintain electrical power facilities to the Okeechobee Metrorail Station.

Scope

The Okeechobee Metrorail Station and the County-owned property upon which the Metro Grande development is being constructed is located in Commission District 6, represented by Commissioner Kevin Marino Cabrera. However, the impact of the conveyance of easements is countywide in nature.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to execute the easement conveyances, to exercise all provisions contained therein and to amend the easement areas as described in Exhibits A and B to revise the survey and legal descriptions of the easement areas to conform with the as-built location of the electrical power facilities so long as the facilities have been positioned within 25 feet of the originally proposed locations and the total area is no larger than 25 percent greater than the originally proposed easement areas.

Fiscal Impact/Funding Source

The easements will be conveyed to FPL for a nominal sum of \$1.00. There is no other fiscal impact to Miami-Dade County associated with the conveyance of the easements.

Track Record/Monitor

The person responsible for monitoring the proposed easements serving the Okeechobee Metrorail Station is Javier Bustamante, Assistant Director of Transit Project Management and Support Services for the Department of Transportation and Public Works.

Background

On October 23, 2018, the Board adopted Resolution No. R-1081-18 awarding a ground lease to Cornerstone Group Partners, LLC or its subsidiaries for the purpose of constructing Metro Grande Apartment Homes, an affordable housing, transit-oriented development on County-owned property adjacent to the Okeechobee Metrorail Station. FPL does not allow structures to be built over the FPL underground power service lines. The existing electrical facilities currently serving the Okeechobee Station must be relocated to allow construction of the housing structure. The conveyance of the easements to FPL will allow for the installation, operation and maintenance of the FPL electrical power facilities to serve the Okeechobee Metrorail Station in an alternate location which will not conflict with the construction of the Metro Grande Apartment Homes project.

Pursuant to Resolution R-504-15, adopted by the Board on June 2, 2015, the FPL facilities will be installed underground with little or no above ground appearance. Additionally, FPL has advised that, in the event any of the utility easements are not used for a period of two consecutive years, or if the County abandons the project and no longer uses the FPL facilities, the County can request that FPL remove the electrical facilities from the easement area at the expense of the County and terminate the easement.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: July 6, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(2)

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(N)(2)
7-6-23

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CONVEYANCE OF EASEMENTS TO FLORIDA POWER AND LIGHT COMPANY FOR A NOMINAL SUM OF \$1.00 TO INSTALL, OPERATE AND MAINTAIN ELECTRICAL POWER FACILITIES AT THE OKEECHOBEE METRORAIL STATION PROPERTY AT 2005 W. OKEECHOBEE ROAD, HIALEAH, FLORIDA, AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO AMEND EASEMENT EXHIBITS A AND B UNDER CERTAIN CIRCUMSTANCES, EXECUTE THE EASEMENT CONVEYANCE, TAKE ALL ACTIONS TO EFFECTUATE SAME AND EXERCISE ALL PROVISIONS CONTAINED THEREIN

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 this Board:

Section 1. Incorporates and approves the foregoing recitals as if fully set forth herein.

Section 2. Approves the conveyance of easements to Florida Power and Light Company ("FPL") for \$1.00 to install, operate and maintain electrical power facilities at the Okeechobee Metrorail Station, located at 2005 West Okeechobee Road, Hialeah, in substantially the form attached hereto as Exhibit "A" and Exhibit "B" (the "easements"), for the purpose of providing electrical service to the Okeechobee Metrorail Station.

Section 3. Authorizes the County Mayor or County Mayor's designee to execute the easements for and on behalf of Miami-Dade County, exercise all provisions contained therein, to take all actions to effectuate same, and to amend Exhibit "A" and Exhibit "B" to revise the survey

and legal description of the easement areas to conform with the as-built locations of the utility facilities so long as the utility facilities have been positioned within 25 feet of the originally proposed locations and the total area is no larger than 25 percent greater than the originally proposed easement areas.

Section 4. Directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record the easements and any amendments thereto, as referenced in section 3 above, in the public records of the County and provide a recorded copy to the Clerk of the Board within 30 days of execution of said instruments and directs the Clerk of the Board to permanently store the recorded copies 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:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of July, 2023. 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. D.P.C.

Dale P. Clarke

Work Request No. 10713860

UNDERGROUND EASEMENT (BUSINESS)

Sec. 13, Twp 53 S, Rge 40 E

Parcel I.D. 04-3013-076-0010
(Maintained by County Appraiser)

This Instrument Prepared By

Name: Maria A. Gralia, Esq.
Co. Name: Stearns Weaver Miller
Address: 150 West Flagler Street, Suite 2200,
Miami, FL 33130

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), 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 as follows:

Reserved for Circuit Court

See Exhibit "~~A~~" ("~~Easement Area~~") A and B attached hereto (collectively, the Easement Area).

Together with the right to permit any other person, firm, or corporation 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 communications purposes, 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 the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

Entity Name

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

(Witness' Signature)

Print Address: _____

Print Name _____
(Witness)

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

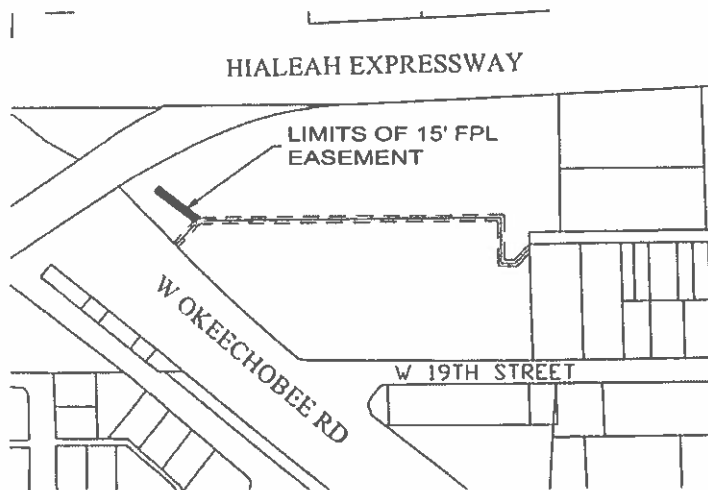
Notary Public, Signature

Print Name _____

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

FPL EASEMENT 1 AT
OKEECHOBEE METRORAIL STATION
LYING IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA



LOCATION
SKETCH
NOT TO SCALE

THE OFFICIAL RECORD OF THIS SHEET IS THE
ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER
RULE 5J-17-062, F.A.C.

THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES
OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

NOTES:

1. THIS INSTRUMENT IS INTENDED TO DESCRIBE THE LIMITS OF AN FPL EASEMENT. THE LIMITS OF THE LEGAL DESCRIPTION WERE DETERMINED BY INSTRUCTIONS PROVIDED BY THE CLIENT.
2. THE LOCATION OF THE FPL EASEMENT SHOWN HEREON IS BASED ON THE INSTRUCTIONS FROM THE CLIENT AND THE LOCATIONS SHOWN ON THE PLANS PROVIDED TO BISCAYNE ENGINEERING (2139 - 2005 W OKEECHOBEE RD (BY JUAN ARTILES TEAM) - REDLINED ALTERNATIVE 1 - BE).
3. THIS IS NOT A SURVEY.
4. THIS SITE LIES IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF HIALEAH, FLORIDA.
5. BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 159, PAGE 10 (OKEECHOBEE STATION).
6. THIS FPL EASEMENT FORMS A CLOSED GEOMETRIC FIGURE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET,
MIAMI, FL. 33130
(305)-324-7671
STATE OF FLORIDA DEPARTMENT
OF AGRICULTURE
LB-0000129
DATE: 03-16-2023

Digitally signed by
Alberto J Rabionet
Date: 2023.04.12
11:16:01 -04'00'



Alberto Rabionet

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
NO. 7218
STATE OF FLORIDA

DATE: Apr 12, 2023 - 10:38am EST FILE: \\Bsc-dc-05\data\B\SURVEY\PROJECTS\B7000\B7662 BROOKSTONE CONSTRUCTION METRO GRANDE III\2 CAD\2 DRC\Legal Description FPL Easement (West).dwg									
DRAWING No. 2632-SS-12					BY: AJR		THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS VALID ONLY WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.		
PROJECT: METRO GRANDE III					THIS IS NOT A SURVEY				
DATE: 03/16/2023	REV DATE:	BEC ORDER # 03-87662	SHEET 1 OF 3	DRAWN BY AP	CLIENT: BROOKSTONE CONSTRUCTION, LLC				
BISCAYNE ENGINEERING SURVEYORS ENGINEERS PLANNERS SINCE 1998		529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671			449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329				
		E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM							

EXHIBIT "A"
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

FPL EASEMENT 1 AT
OKEECHOBEE METRORAIL STATION
LYING IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A STRIP OF LAND, 15.00 FEET OF EVEN WIDTH, BEING A PORTION OF TRACT "A", OKEECHOBEE STATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, LYING IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A", ALSO BEING A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 1757.00 FEET AND A CENTRAL ANGLE OF 5°28'14", A RADIAL LINE THROUGH SAID POINT BEARS NORTH 37°47'15" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE WESTERLY LIMITS OF SAID TRACT "A", A DISTANCE OF 167.78 FEET; THENCE SOUTH 46°43'25" EAST, ALONG THE WEST LINE OF SAID TRACT "A", ALSO BEING THE EAST LINE OF OKEECHOBEE ROAD (U.S. 27) AS SHOWN ON SAID PLAT OF OKEECHOBEE STATION, A DISTANCE OF 25.51 FEET; THENCE NORTH 44°37'54" EAST, ALONG THE NORTHWEST LINE OF THE EXISTING 15 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT OF OKEECHOBEE STATION, A DISTANCE OF 65.56 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF THE FPL EASEMENT; THENCE NORTH 54°21'03" WEST, A DISTANCE OF 122.21 FEET TO THE POINT OF TERMINATION OF SAID CENTER LINE.

THE SIDELINES OF SAID 15.00 FEET WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED TO THE NORTH AND NORTHWEST LINES OF SAID EXISTING 15.00 FOOT UTILITY EASEMENT TO FORM A CLOSED FIGURE.

SAID PARCEL CONTAINS 1,839 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

NOTE:

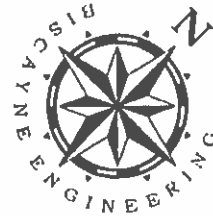
1. SEE SHEET 1 OF 3 FOR LOCATION SKETCH AND NOTES.
2. SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION.

DATE: Apr 12, 2023 - 10:38am EST FILE: \\Bsc-dc-05\docs\BIS\BIS\PROJECTS\07000's\07662 BROOKSTONE CONSTRUCTION- METRO GRANDE III\2 CAD\2 DWG\Legal Description FPL Easement (West).dwg					
DRAWING No. 2632-SS-12				BY: AJR	THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS VALID ONLY WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.
PROJECT: METRO GRANDE III				THIS IS NOT A SURVEY	
DATE: 03/16/2023	REV DATE:	BEC ORDER # 03-87662	SHEET 2 OF 3	DRAWN BY AP	CLIENT: BROOKSTONE CONSTRUCTION, LLC
 BISCAYNE ENGINEERING		SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •	529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671		449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329
			E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM		

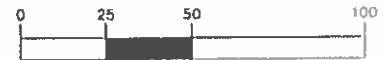
EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

FPL EASEMENT 1 AT
OKEECHOBEE METRORAIL STATION
LYING IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

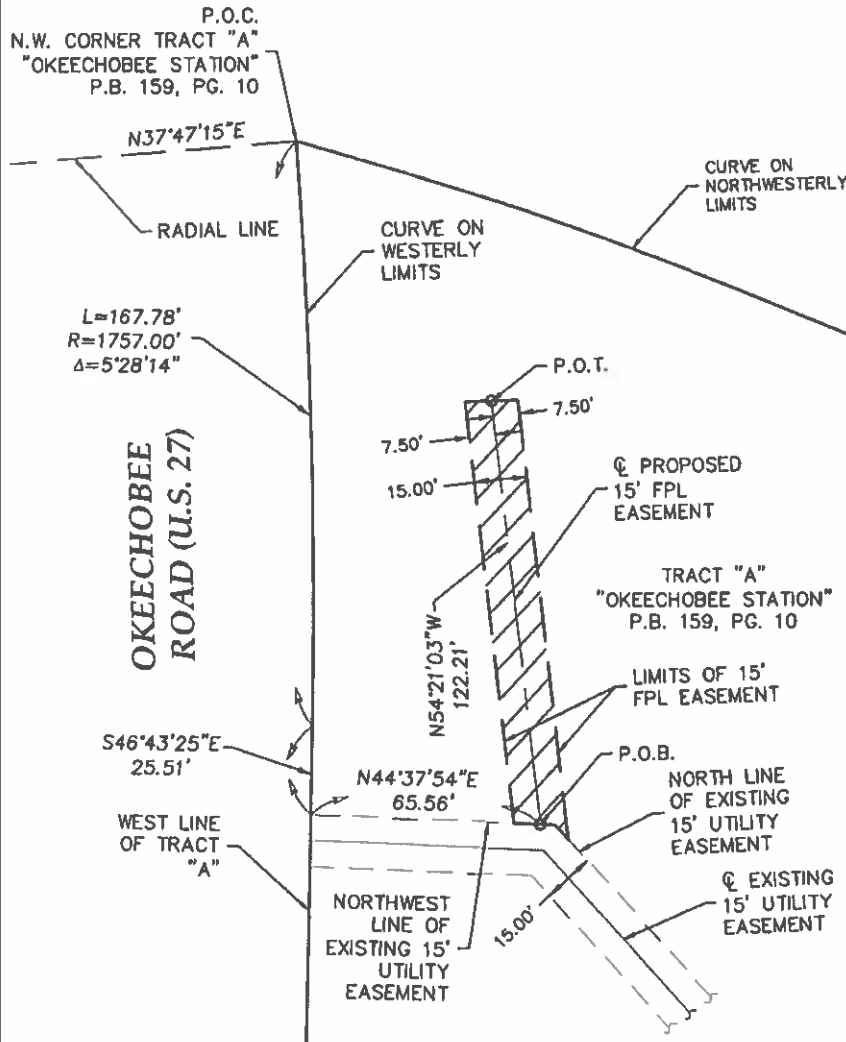


GRAPHIC SCALE



(IN FEET)

1 INCH = 50 FT.



SYMBOLS AND ABBREVIATIONS:

FPL	- FLORIDA POWER AND LIGHT
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.O.T.	- POINT OF TERMINATION
LB	- LICENSED BUSINESS
NO.	- NUMBER
F.A.C.	- FLORIDA ADMINISTRATIVE CODE
O.R.B.	- OFFICIAL RECORDS BOOK
PG.	- PAGE
P.B.	- PLAT BOOK
Q	- CENTER LINE

NOTE:

1. SEE SHEET 1 OF 3 FOR LOCATION SKETCH AND NOTES.
2. SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION.

DATE: Apr 12, 2023 - 10:38am EST FILE: \\biscayne\survey\PROJECTS\07000\187662 BROOKSTONE CONSTRUCTION- METRO GRANDE III\2. CAD\2 DWG\Legal Description FPL Easement (West).dwg

DRAWING No. 2632-SS-12

BY: AJR

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION
IS VALID ONLY WHEN ALL SHEETS ARE
COMBINED, FORMING THE COMPLETE DOCUMENT.

PROJECT: METRO GRANDE III

THIS IS NOT A SURVEY

DATE:
03/16/2023

REV DATE:

BEC ORDER #
03-87662

SHEET
3 OF 3

DRAWN BY CLIENT
AP BROOKSTONE CONSTRUCTION, LLC



SURVEYORS
ENGINEERS
PLANNERS
SINCE 1898

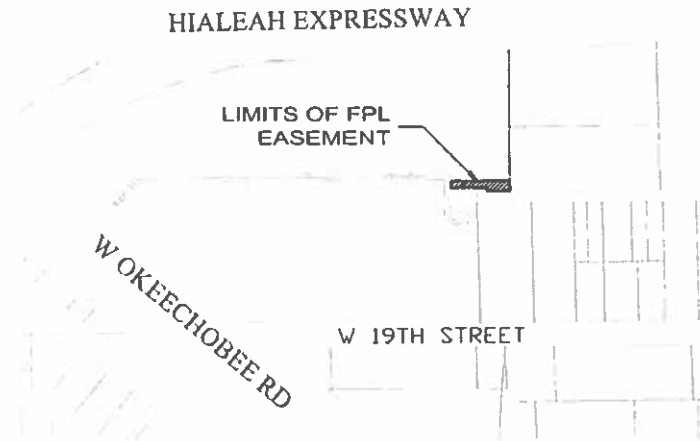
529 W. FLAGLER ST, MIAMI, FL 33130
TEL. (305) 324-7671

449 NW 35TH ST, BOCA RATON, FL 33431
TEL. (561) 609-2329

E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM

EXHIBIT "B"
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

FPL EASEMENT 2 AT
OKEECHOBEE METRORAIL STATION
LYING IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA



LOCATION
SKETCH
NOT TO SCALE

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTES:

1. THIS INSTRUMENT IS INTENDED TO DESCRIBE THE LIMITS OF AN FPL EASEMENT. THE LIMITS OF THE LEGAL DESCRIPTION WERE DETERMINED BY INSTRUCTIONS PROVIDED BY THE CLIENT.
2. THE LOCATION OF THE FPL EASEMENT SHOWN HEREON IS BASED ON THE INSTRUCTIONS FROM THE CLIENT AND THE LOCATIONS SHOWN ON THE PLANS PROVIDED TO BISCAYNE ENGINEERING (2139 - 2005 W OKEECHOBEE RD (BY JUAN ARTILES TEAM) - REDLINED ALTERNATIVE 1 - BE).
3. THIS IS NOT A SURVEY.
4. THIS SITE LIES IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF HIALEAH, FLORIDA.
5. BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 159, PAGE 10 (OKEECHOBEE STATION).
6. THIS FPL EASEMENT FORMS A CLOSED GEOMETRIC FIGURE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET,
MIAMI, FL 33130
(305)-324-7671
STATE OF FLORIDA DEPARTMENT
OF AGRICULTURE
LB-0000129
DATE: 03-15-2023

Alberto J. Rabionet



Digitally signed by
Alberto J Rabionet
Date: 2023.04.12
11:16:57 -04'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
NO. 7218
STATE OF FLORIDA

DATE: Apr 12, 2023 - 10:40am EST FILE: \\bes-dc-us\data\survey\PROJECTS\87000\1\87662 BROOKSTONE CONSTRUCTION- METRO GRANDE III\2 CAD\2 DWG\Legal Description FPL Easement (Cont).dwg

DRAWING No. 2632-SS-12

BY: AJR

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS VALID ONLY WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

PROJECT: METRO GRANDE III

THIS IS NOT A SURVEY

DATE: 03/15/2023 REV DATE: BEC ORDER # 03-87662 SHEET 1 OF 3 DRAWN BY AP CLIENT: BROOKSTONE CONSTRUCTION, LLC



529 W. FLAGLER ST. MIAMI, FL 33130
TEL. (305) 324-7671

449 NW 35TH ST, BOCA RATON, FL 33431
TEL. (561) 609-2329

E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM

EXHIBIT "B"
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

FPL EASEMENT 2 AT
OKEECHOBEE METRORAIL STATION
LYING IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", OKEECHOBEE STATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, LYING IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 01°42'24" EAST, ALONG THE EAST LINE OF SAID TRACT "A", ALSO BEING THE WEST LINE OF W 9th AVENUE AS SHOWN ON SAID PLAT OF OKEECHOBEE STATION, A DISTANCE OF 277.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°42'24" EAST, ALONG SAID EAST LINE OF TRACT "A", A DISTANCE OF 22.42 FEET; THENCE SOUTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", ALSO BEING THE NORTH LINE OF W 20th STREET AS SHOWN ON SAID PLAT OF OKEECHOBEE STATION, A DISTANCE OF 48.79 FEET; THENCE NORTH 01°42'24" WEST, A DISTANCE OF 7.42 FEET; THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 77.06 FEET TO A POINT ON THE EAST LINE OF THE EXISTING 15 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT OF OKEECHOBEE STATION; THENCE NORTH 01°42'24" WEST, ALONG SAID EAST LINE OF THE EXISTING 15 FOOT UTILITY EASEMENT, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°37'54" EAST, ALONG THE EASTERLY PROLONGATION OF A NORTH LINE OF SAID EXISTING 15 FOOT UTILITY EASEMENT, A DISTANCE OF 125.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,247 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

NOTE:

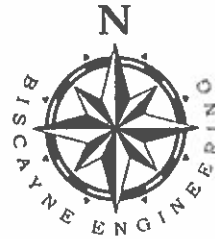
1. SEE SHEET 1 OF 3 FOR LOCATION SKETCH AND NOTES.
2. SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION.

DATE: Apr 12, 2023 - 10:40am EST FILE: \\Brs-dc-03\data\B\SURV\1\PROJECTS\BROOKSTONE\B7667 BROOKSTONE CONSTRUCTION- METRO GRANDE III\2 CAD\2 DWG\Legal Description FPL Easement (Erat).dwg					
DRAWING No. 2632-SS-12				BY:	AJR
PROJECT: METRO GRANDE III				THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS VALID ONLY WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.	
THIS IS NOT A SURVEY					
DATE 03/15/2023	REV DATE:	BEC ORDER # 03-87662	SHEET 2 OF 3	DRAWN BY AP	CLIENT BROOKSTONE CONSTRUCTION, LLC
 BISCAYNE ENGINEERING SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •		529 W. FLAGLER ST. MIAMI, FL 33130 TEL. (305) 324-7671		449 NW 35TH ST. BOCA RATON, FL 33431 TEL. (561) 609-2329	
		E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM			

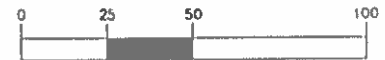
EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

FPL EASEMENT 2 AT
OKEECHOBEE METRORAIL STATION
LYING IN SECTION 13, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA



GRAPHIC SCALE

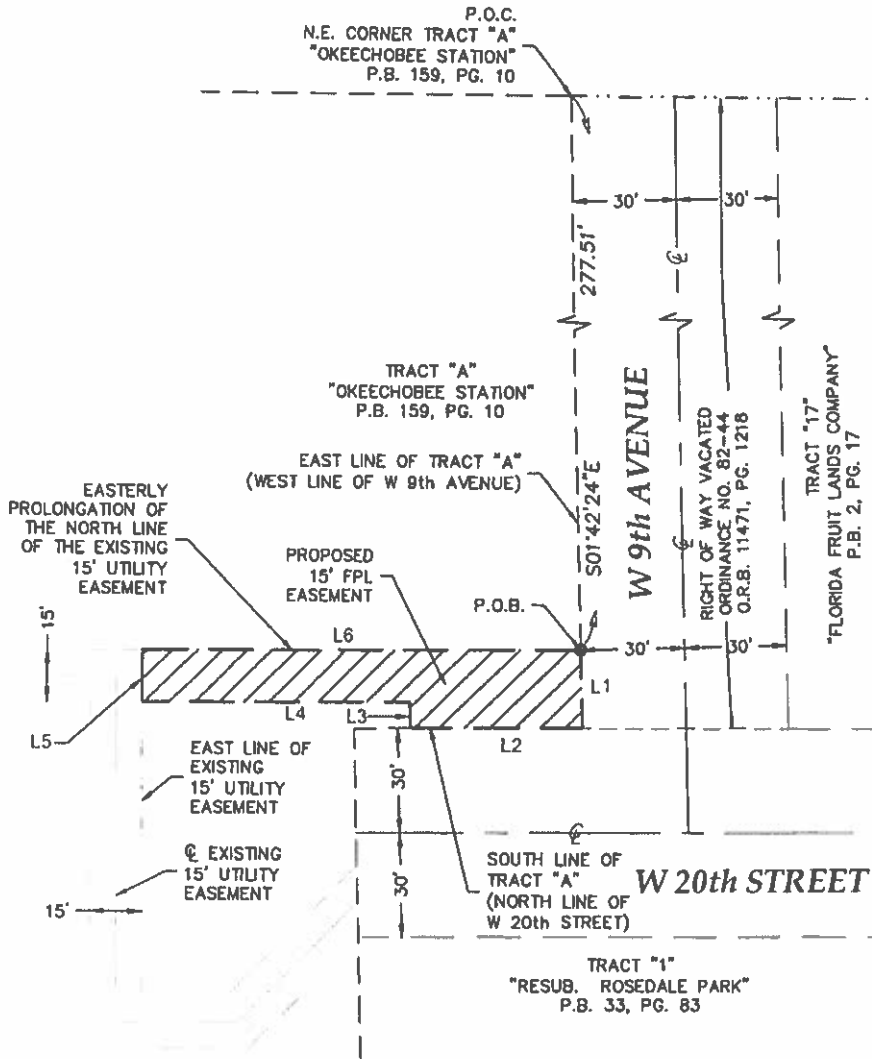


(IN FEET)

1 INCH = 50 FT.

SYMBOLS AND ABBREVIATIONS:

FPL	- FLORIDA POWER AND LIGHT
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.O.T.	- POINT OF TERMINATION
LB	- LICENSED BUSINESS
NO.	- NUMBER
F.A.C.	- FLORIDA ADMINISTRATIVE CODE
O.R.B.	- OFFICIAL RECORDS BOOK
PG.	- PAGE
P.B.	- PLAT BOOK
CL	- CENTER LINE



Parcel Line Table		
Line #	Length	Direction
L1	22.42'	S01°42'24"E
L2	48.79'	S89°37'54"W
L3	7.42'	N01°42'24"W
L4	77.06'	S89°37'54"W
L5	15.00'	N01°42'24"W
L6	125.50'	N89°37'54"E

NOTE:

- SEE SHEET 1 OF 3 FOR LOCATION SKETCH AND NOTES.
- SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION.

DATE: Apr 12, 2023 - 10:40am EST FILE: \\Biscayne\dc-03\dwg\BIS\PROJECTS\BROOKSTONE\BROOKSTONE CONSTRUCTION- METRO GRANDE III\2023\DWG\Legal Description FPL Easement [cm] dwg

DRAWING No. 2632-SS-12

BY:

AJR

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION
IS VALID ONLY WHEN ALL SHEETS ARE
COMBINED, FORMING THE COMPLETE DOCUMENT.

PROJECT: METRO GRANDE III

THIS IS NOT A SURVEY

DATE:
03/15/2023

REV DATE:

BEC ORDER #
03-87662

SHEET
3 OF 3

DRAWN BY
AP

CLIENT

BROOKSTONE CONSTRUCTION, LLC



**BISCAYNE
ENGINEERING**

SURVEYORS
ENGINEERS
PLANNERS
SINCE 1898

529 W. FLAGLER ST, MIAMI, FL 33130
TEL. (305) 324-7871

449 NW 35TH ST, BOCA RATON, FL 33431
TEL. (561) 609-2329

E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM