

MEMORANDUM

Supplement to
Agenda Item No. 8(H)(1)

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

DATE: June 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Supplemental information to
resolution authorizing execution
of an underground distribution
facilities agreement and granting
of a Non-Exclusive Underground
Utility Easement to Florida
Power and Light Company, for
the installation of underground
facilities within Southridge Park;
authorizing the County Mayor to
execute same and exercise all
provisions contained therein

This supplement is being submitted to show changes to this resolution that the Prime Sponsor, Vice Chairman Kionne L. McGhee, intends to propose as a floor amendment.

The proposed floor amendment would make the following changes:

All of the documents included as Exhibit A, which consists of a sketch and legal description, are replaced with the attached sketch and legal description included as Attachment 1 to this supplement, showing that easement area is shifted west by approximately 6 feet 3 inches to allow for new landscape and trees to be planted and buffer between the FPL transformer and the sidewalk. The revised sketch and legal does not increase the area of the easement.

The accompanying supplement 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.

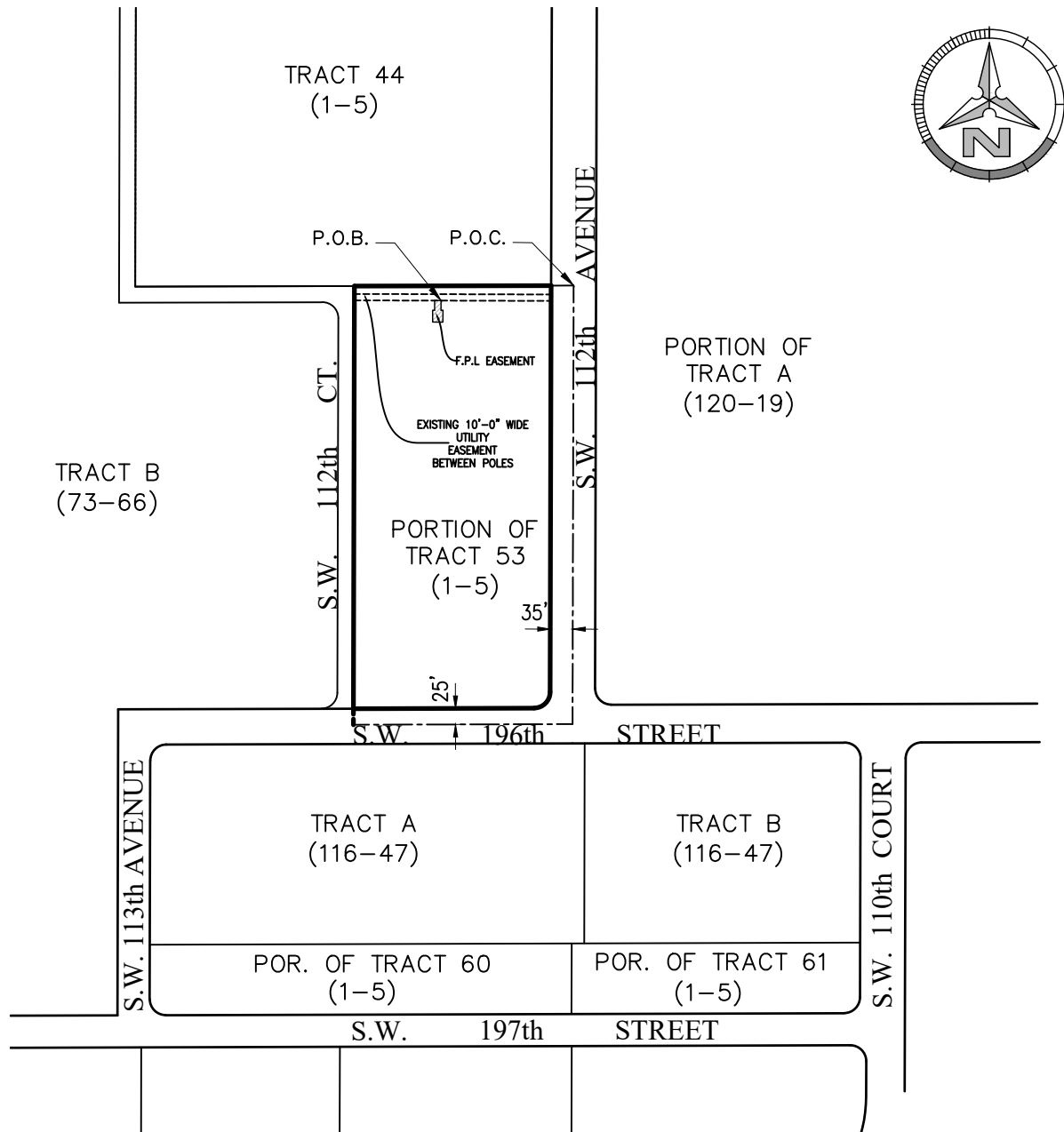


Geri Bonzon-Keenan
County Attorney

GBK/gh

MDC001

SKETCH AND LEGAL DESCRIPTION



LOCATION MAP
SECTION 6, TOWNSHIP 56 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

NOTICE:

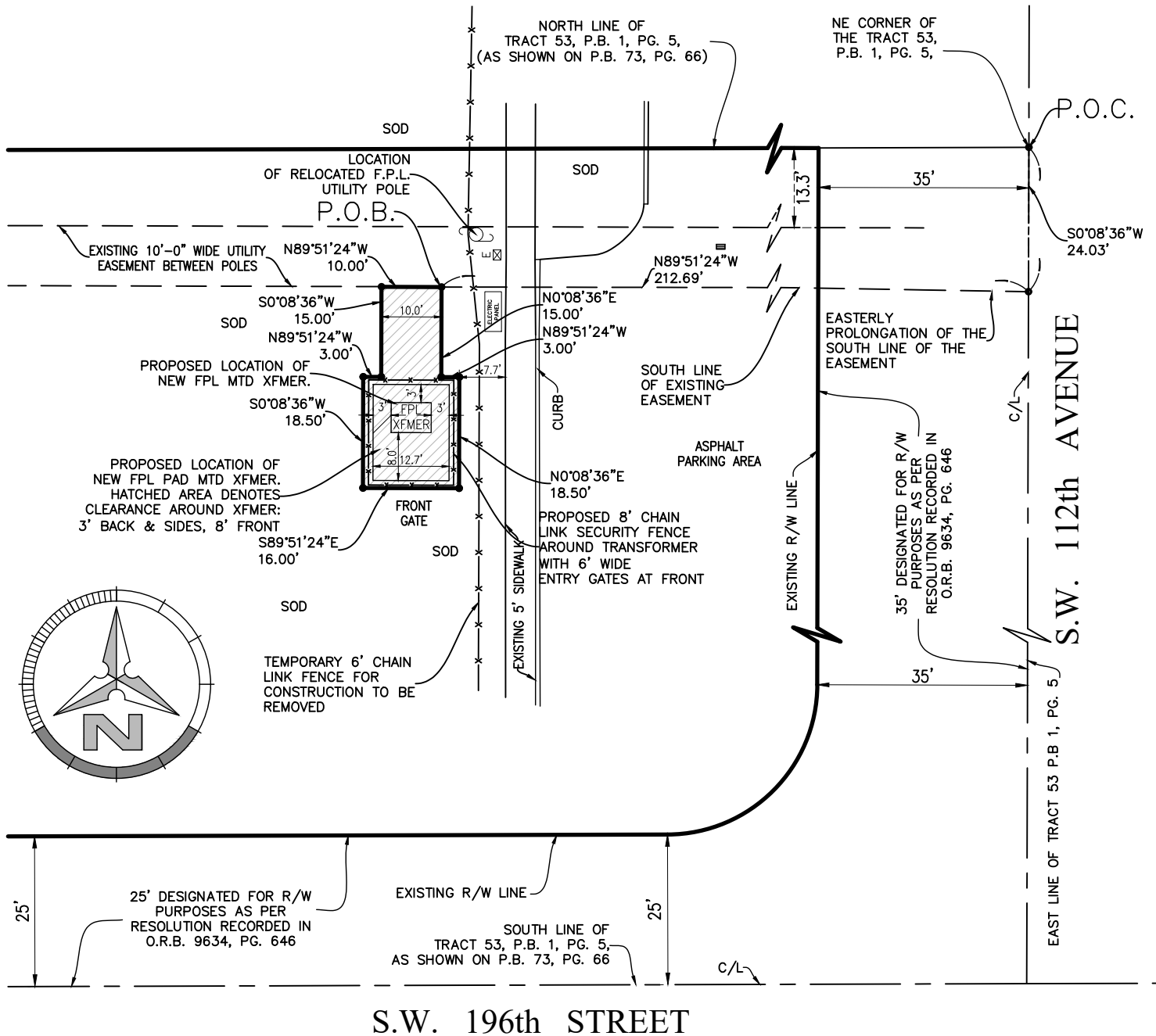
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LOCATION SKETCH

NOT TO SCALE
-THIS IS NOT A SURVEY-

SKETCH AND LEGAL DESCRIPTION
F.P.L. EASEMENT
"SOUTHRIDGE AQUATIC" FOLIO # 30-6006-003-0252
11201 SW 196 ST, MIAMI
MIAMI-DADE COUNTY, FLORIDA 33157
SECTION 6, TOWNSHIP 56 SOUTH, RANGE 40 EAST
DATE: MAY 22nd, 2025

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

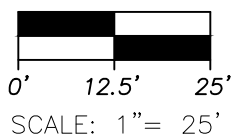
P.O.B.	Point of Beginning	SEC.	Section		Catch Basin
P.O.T.	Point of Termination	TWP.	Township		Wood Power Pole
P.O.C.	Point of Commence	RGE.	Range		Electric Box
P.B.	Plat Book	CL	Centerline		Electric Panel
PG.	Page	COR	Corner		
R/W	Right-of-Way				

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without all Pages. Page 2 of 4

**EXHIBIT
SKETCH**

-THIS IS NOT A SURVEY-

GRAPHIC SCALE



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MDC003

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

F.P.L EASEMENT:

LEGAL DESCRIPTION

A portion of "Tract 53", of plat of PERRINE GRANT, according to the plat thereof, as recorded in Plat Book 1, at Page 5, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Northeast corner of said "Tract 53", of said plat of PERRINE GRANT, recorded in Plat Book 1, at Page 5, of the Public Records of Miami-Dade County, Florida; thence S0°08'36"W, along the East line of aforesaid "Tract 53", also being the Centerline of S.W. 112th Avenue, a distance of 24.03 feet to the intersection with the easterly prolongation of the south line of existing 10 feet of utility Easement as per plans and Cad file provided for client; thence N89°51'24"W along said south line of existing 10 feet utility Easement, a distance of 212.69 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89°51'24"W, along said South line of 10 feet utility easement, a distance of 10.00 feet; thence S0°08'36"W, a distance of 15.00 feet; thence N89°51'24"W, a distance of 3.00 feet; thence S0°08'36"W, a distance of 18.50 feet; thence S89°51'24"E, a distance of 16.00 feet; thence N0°08'36"E, a distance of 18.50 feet; thence N89°51'24"W, a distance of 3.00 feet; thence N0°08'36"E, a distance of 15.00 feet to the intersection of aforementioned south line of 10 feet utility Easement being also the POINT OF BEGINNING.

Containing 446 Square Feet or 0.01 Acres more or less by calculations.

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LEGAL DESCRIPTION
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SKETCH AND LEGAL DESCRIPTION

SOURCES OF DATA:

The Legal Description of the Subject Parcels of Land was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible manner. That is to say:

North Arrow refers to an assumed value of N0°08'36"E, along the East line of the Subject property, Miami-Dade County, Florida.

Cad file E1-00FPL, provided by client to locate the existing 10 feet easement.

CLIENT INFORMATION:

This Sketch and Legal Description was prepared at the insistence of:

—SOUTHRIDGE AQUATIC

LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

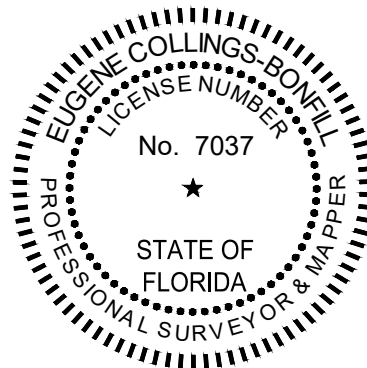
This sketch is an accurate graphic depiction of the legal description to which it is attached as per client's request.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch and Legal Description", was prepared under my direction and is true and correct to the best of my knowledge and belief. Further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization Number LB3398
7100 Southwest 99th Avenue, Suite 104
Miami, Florida 33173 Phone: 305.598.8383



By: _____
Eugene Collings-Bonfill, P.S.M. for the firm
Professional Surveyor and Mapper No. 7037
State of Florida
May 22nd, 2025

Project: 18-0151 Job: 25-0034 Sketch & Legal

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17 of the Florida Administrative Code.

NOTICE:

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SURVEYOR'S NOTES

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