

MEMORANDUM

Agenda Item No. 14(A)(2)

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

DATE: April 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the conveyance of a non-exclusive easement to Florida Power & Light Company for a nominal amount for the purpose of FPL constructing, operating and maintaining underground electric utility facilities, including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment, for the WOW Center; and authorizing the County Mayor to execute the easement and exercise all provisions contained therein

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairman Anthony Rodriguez.



Geri Bonzon-Keenan
County Attorney

GBK/gh

MDC001



MEMORANDUM
(Revised)

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

DATE: April 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(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
- 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. 14(A)(2)
4-21-26

RESOLUTION NO. _____

RESOLUTION APPROVING THE CONVEYANCE OF A NON-EXCLUSIVE EASEMENT TO FLORIDA POWER & LIGHT COMPANY FOR A NOMINAL AMOUNT FOR THE PURPOSE OF FPL CONSTRUCTING, OPERATING AND MAINTAINING UNDERGROUND ELECTRIC UTILITY FACILITIES, INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT, FOR THE WOW CENTER; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE EASEMENT AND EXERCISE ALL PROVISIONS CONTAINED THEREIN

WHEREAS, on July 22, 1997, this Board approved, pursuant to Resolution No. R-853-97, a lease agreement ("Lease Agreement") between Community Habilitation Center, Inc., currently called The Wow Center, Inc., a Florida not-for-profit corporation, ("WOW Center Tenant"), as tenant, and the County, as landlord, for County-owned property located at 11350 SW 79th Street, for the operation of a training center for developmentally disabled individuals (the "WOW Center"); and

WHEREAS, on November 20, 2008, this Board approved, pursuant to Resolution No. R-1163-08, an amendment to the Lease Agreement extending the term of the lease until December 31, 2047, among other things; and

WHEREAS, pursuant to the Lease Agreement, WOW Center Tenant is responsible for the cost of all utilities, including any and all infrastructure required to provide service to the WOW Center facility; and

WHEREAS, WOW Center Tenant is expanding and constructing a new building to expand the capacity of services that the WOW Center provides to the community; and

WHEREAS, WOW Center Tenant has requested that this Board approve a non-exclusive access and utilities easement agreement to Florida Power & Light Company (“FPL”) in substantially the form attached hereto as Attachment 1 (the “FPL Easement”); and

WHEREAS, this Board finds the conveyance of the FPL Easement to FPL would be necessary in order to allow the WOW Center to build its new facilities; and

WHEREAS, in accordance with Resolution No. R-504-15, the electrical lines will be placed underground, surface mounted equipment will be concealed with vegetation cover, and the electrical lines and surface mounted equipment will not adversely impact the building’s aesthetics,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board approves the foregoing recitals and incorporates them into this resolution.

Section 2. This Board approves the conveyance of the FPL Easement to FPL for a nominal amount in substantially the form attached hereto as Attachment 1 and made a part hereof.

Section 3. This Board authorizes the County Mayor or the County Mayor’s designee to execute the FPL Easement and to exercise all provisions contained therein.

Section 4. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor’s designee shall record the FPL Easement in the public records of Miami-Dade County, Florida and shall provide a copy of the recorded instrument to the Clerk of the Board within 30 days of recordation; and (b) the Clerk of the Board shall attach and permanently store a copy of the recorded instrument together with this resolution.

The Prime Sponsor of the foregoing resolution is Chairman Anthony Rodriguez. It 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	

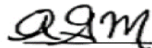
The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of April, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override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



Andrea Gonzalez

**UNDERGROUND EASEMENT
(BUSINESS)**

Work Request No. _____

Sec. 31 , Twp 54 , Rge. 40

Parcel I.D. 30-4031-000-0170
(Maintained by County Appraiser)

This Instrument Prepared By

Name: Miami-Dade County / ORED
Co. Name: The Office of Real Estate and Development
Address: 111 NW 1 Street, #2460
Miami, Florida 33128

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")

Together with the right to permit 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 electric 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 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 this ____ day of _____, 20____. This forgoing was authorized and approved by Resolution No. R-_____ of the Board of Miami-Dade County Commissioners on the _____ day of _____, 2026.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Name: _____

Name: _____

Grantor:

MIAMI-DADE COUNTY, a political subdivision of the State of Florida
By: _____
Name:
Title:

ATTEST:

Juan Fernandez-
Barquin, Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
Name: Andrea Gonzalez
Title: Assistant County Attorney

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)) ss:

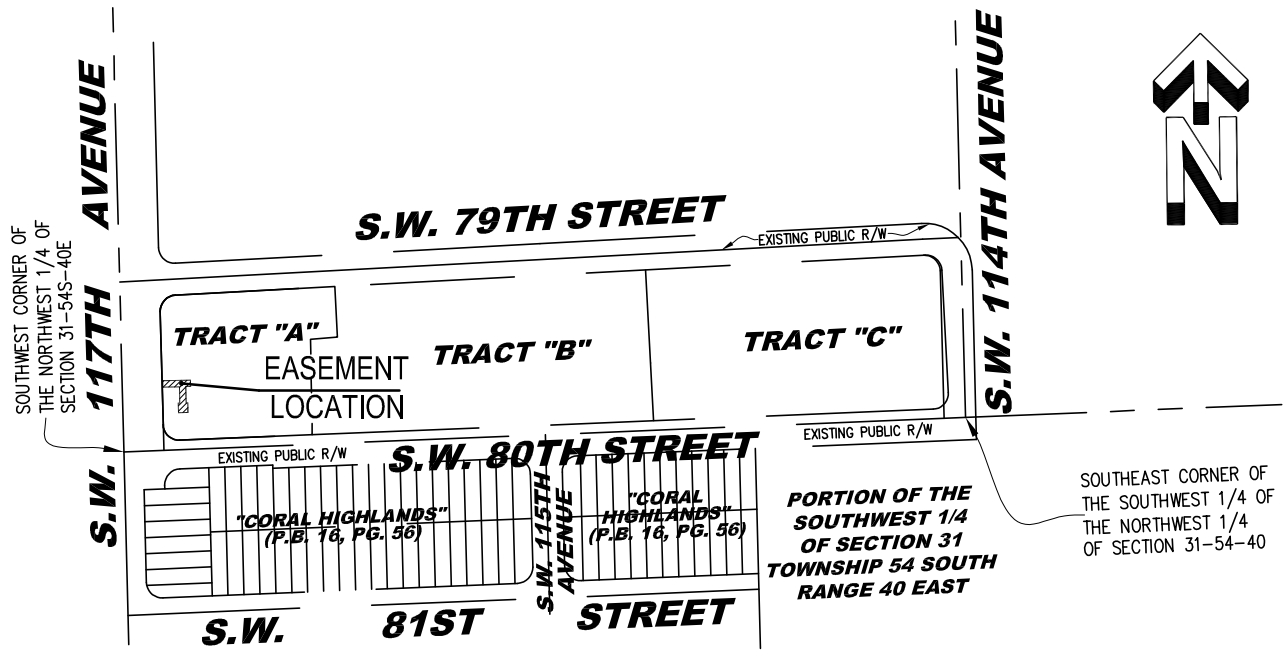
The foregoing Underground Utility Easement Agreement was acknowledged before me by means of physical presence or online notarization, this __ day of _____, 20____, by _____, who is the _____ of **MIAMI-DADE COUNTY** and who is personally known to me.

Print Name: _____
Notary Public, State of Florida

My Commission Expires:

[NOTARIAL SEAL]

EXHIBIT "A"
 FLORIDA POWER & LIGHT EASEMENT
 FOLIO NUMBER 30-4031-000-0170



LOCATION MAP
 THE N.W. 1/4, OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
 MIAMI-DADE COUNTY, FLORIDA.
 (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North Arrow Direction and Bearing shown hereon are based on an assumed value of N01°27'37"W, along the West Line of Northwest 1/4 of Section 31, Township 54 South, Range 40 East, Miami-Dade County, Florida, Miami-Dade County Public Works Department.
- 3) Not valid without the authenticated digital signature and the original digital seal of the undersigning Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will need to be made to determine recorded instruments, if any affecting this property.
- 5) The SKETCH TO ACCOMPANY LEGAL DESCRIPTION shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH TO ACCOMPANY LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. LB #6557

Date: February 25th, 2026

Revision Date: April 17th, 2026 (County's Comments)

By: _____
 Ricardo Rodriguez, P.S.M. for the firm,
 Professional Surveyor and Mapper
 State of Florida, No. 5936

FOLIO NUMBER 30-4031-000-0170

THE WOW CENTER - F.P. L. EASEMENT



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
SHEET NAME:		LOCATION MAP, SURVEYOR'S NOTES & CERTIFICATE	
PREPARED FOR:		GRYCON	
DRAWN BY:	D.R.	DATE:	04-17-2026
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	23A014-1000

SHEET: **1**
 OF 3 SHEETS

A B

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
FLORIDA POWER & LIGHT EASEMENT
FOLIO NUMBER 30-4031-000-0170

LEGAL DESCRIPTION:

1 A FLORIDA POWER & LIGHT COMPANY EASEMENT, BEING A STRIP OF LAND WITHIN THE NW 1/4 OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE, N87°38'49"E, ALONG THE SOUTH LINE OF SAID NW 1/4, FOR 62.51 FEET; THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 117TH AVENUE, N01°27'37"W, FOR 102.99 FEET TO THE POINT OF BEGINNING OF A 10.00 FEET WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE (SHORTENING OR EXTENDING THE SIDE LINES THEREOF, SO AS TO CREATE A CONTINUOUS STRIP OF LAND); THENCE, N88°32'23"E, FOR 30.73 FEET TO A POINT HEREINAFTER REFERRED AS REFERENCE POINT "A"; THENCE, CONTINUE N88°32'23"E, FOR 12.63 FEET TO A POINT OF TERMINATION.

2 AND:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT "A", SAID POINT BEING THE POINT OF BEGINNING OF A 10.00 FEET WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE (SHORTENING OR EXTENDING THE SIDE LINES THEREOF, SO AS TO CREATE A CONTINUOUS STRIP OF LAND); THENCE, S01°27'37"E, FOR 30.75 FEET TO THE POINT OF BEGINNING OF A 15.00 FEET BY 15.00 FEET FLORIDA POWER & LIGHT COMPANY EASEMENT, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE (SHORTENING OR EXTENDING THE SIDE LINE THEREOF, SO AS TO CREATE A CONTINUOUS STRIP OF LAND); THENCE, CONTINUE S01°27'37"E, FOR 15.00 FEET TO A POINT OF TERMINATION.

3 THE ABOVE DESCRIBED STRIP OF LAND LYING AND BEING SITUATED IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING APPROXIMATELY 916 SQUARE FEET.

4
5
FOLIO NUMBER 30-4031-000-0170

A B C

THE WOW CENTER - F.P. L. EASEMENT



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		GRYCON	
DRAWN BY:	D.R.	DATE:	04-17-2026
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	23A014-1000

2

OF 3 SHEETS

MDC008

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