MEMORANDUM

IITC
Agenda Item No. 3(B)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	November 12, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution authorizing the conveyance of a 1,103 square foot non-exclusive Easement to Florida Power & Light Company, for a nominal sum of $1.00, for the installation, operation and maintenance of electrical power facilities for the Department of Solid Waste Management Transfer Facility and Maintenance Office at the former Resource Recovery Facility located at 6990 NW 97 Avenue, Miami, FL 33178; authorizing the County Mayor to take all actions necessary to accomplish the conveyance of the same; and authorizing the County Mayor to execute the non-exclusive Easements and to exercise all rights conferred therein

The accompanying resolution was prepared by the Solid Waste Management Department and placed on the agenda at the request of Commissioner Juan Carlos Bermudez.

for
Geri Bonzon-Keenan
County Attorney

GBK/wm

Memorandum

Date: January 20, 2027

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

From: Daniella Levine Cava
Mayor

Subject: Resolution Authorizing the Conveyance of a Non-Exclusive Easement to Florida Power & Light Company to provide power to Department of Solid Waste Management Facilities Located at 6990 NW 97 Avenue, Doral, Florida

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Executive Summary

This item seeks authorization from the Board of County Commissioners ("Board") to convey a non-exclusive utility easement to Florida Power & Light Company ("FPL") over a portion of the County-owned property located at 6990 NW 97th Avenue, Doral, Florida, identified by Folio No. 35-3017-001-0120 ("Property") and depicted in Attachment 1, in exchange for the nominal sum of $1.00. The easement area, consisting of approximately 1,103 square feet as more particularly described in Attachment 1 (the "Easement Area"), will allow for the installation, operation, and maintenance of electrical infrastructure including equipment needed to provide power to Department of Solid Waste Management ("DSWM") facilities. The Property is under the jurisdiction of DSWM, which has confirmed that the Easement will not interfere with existing or planned operations.

The 1,103 square feet area is needed by FPL to provide electrical service to DSWM's Transfer Facility and the Maintenance Office at the former Resource Recovery Facility. Currently, the facility is served by a 240-kilovolt (kV) transmission line. Continuing to utilize the existing service would require significant expenditures for transmission line maintenance and the upkeep of on-site transformers. Instead, DSWM proposes installing a new 480-volt, 1,200-amp electrical service, which will substantially lower monthly electric charges and eliminate the need for costly upgrades and ongoing maintenance associated with the existing infrastructure. The installation of the new electrical service is a necessary precursor to the planned demolition of the existing site infrastructure, as it will provide the electrical service needed to support the DSWM facilities that will remain operational during the transition.

Recommendation

It is recommended that the Board approve the attached resolution authorizing the conveyance of the Easement on a portion of County-owned property to FPL.

More specifically, the Resolution does the following:

- Declares the Easement Area surplus;
- authorizes the conveyance of the Easement to FPL in exchange for the nominal sum of $1.00;
- authorizes the County Mayor or County Mayor's designee to execute the Easement in substantially the same form as Attachment 1;
- authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance of the Easement and exercise all rights contained therein; and
- authorizes the County Mayor or County Mayor's designee to record the Easement in the public records of Miami-Dade County.

Scope
The proposed Easement is located on County-owned land at the former Resource Recovery Facility located at 6990 NW 97th Avenue, Miami, FL, within Commission District 12, represented by Commissioner Juan Carlos Bermudez.

Delegation of Authority
The resolution delegates authority for the County Mayor or County Mayor's designee to execute the Easement to FPL in substantially the form attached hereto as Attachment 1 and made a part hereof and to exercise all rights conferred therein. Furthermore, the County Mayor or County Mayor's designee shall record the Easement in the Public Records of Miami-Dade County.

Fiscal Impact/Funding Source
There is no fiscal impact to the County associated with this item. FPL will be responsible for all expenses and maintenance related to the installation, operation, and maintenance of this electrical power facility. FPL will pay a nominal sum of $1.00 for the Easement.

Track Record/Monitor
The person responsible for monitoring the Easement is Ravi Kadambala, Interim Assistant Director, Technical Services Division, DSWM.

Background
Currently, the Transfer Facility and the former Resource Recovery Facility are served by a 240-kV transmission line from FPL. Because the facilities no longer require high-voltage transmission service, continuing to utilize the existing infrastructure would

require DSWM to incur substantial costs for the replacement of line protection panels, backup panels, and transformer repairs. DSWM will instead transition to a new 480-volt, 1,200-amp service, which will substantially lower monthly electric charges and avoid the significant capital and maintenance expenses associated with maintaining the existing high-voltage service.

DSWM completed all required due diligence, including circulation of the Property on October 16, 2026. No County departments identified a present or future need for the Easement Area, and no objections were received. Additionally, a title review confirmed there are no restrictions or impediments that would preclude the conveyance.

To ensure immediate project continuity and minimize administrative delays for critical infrastructure upgrades, this item was prepared by DSWM, in consultation with the Real Estate & Asset Strategy Division ("REASD"), of the Strategic Procurement Department.

Attachment

Roy Coley
Deputy Mayor

Attachment 1

Work Request No. Sec.17,

Twp53S, Rge40E

Parcel I.D. 35-3017-001-0120
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Name: _____
Co. Name: _____
Address: _____
_____

Reserved for Circuit Court

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:

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 through said Easement Area.

IN WITNESS WHEREOF the undersigned has signed and sealed this instrument on this ____ day of _____, 20___. This foregoing was authorized and approved by Resolution No. R-_____ of the Board of Miami-Dade County Commissioners on the _____ day of _____, 20___.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____
Name: _____
Address: _____

_____
Name: _____
Address: _____

ATTEST:

_____
Juan Fernandez-Barquin,
Deputy Clerk

Grantor:

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
By: _____
Name:
Title:

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

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"
SKETCH AND LEGAL
FPL EASEMENT

LEGAL DESCRIPTION:

That portion of Tract 4 of Florida Fruit Lands Company's Subdivision No. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida; lying in the NE 1/4 of Section 17, Township 53 South, Range 40 East, Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17; thence run N 01°45'07" W, along the East line of the NE 1/4 of said Section 17, for a distance of 4,090.45 feet; thence run N 88°14'53" W, along a line perpendicular to the last described line, for a distance of 40.00 feet to a point on the West Right-of-Way line of NW 97 Avenue, said Right-of-Way being described in Official Records Book 10341, Page 30, of the Public Records of Miami-Dade County, Florida, said point being the **POINT OF BEGINNING** of the herein described easement; thence continue S 88°14'53" W, along said perpendicular line, for a distance of 51.50 feet to the intersection with a line parallel to the East line of the NE 1/4 of said Section 17 and lying 92.50 feet West thereof; thence run N 01°45'07" W, along said parallel line, for a distance of 21.41 feet; thence run N 88°14'53" E, along a line perpendicular to the last described line, for a distance of 51.50 feet to the intersection with said West Right-of-Way line of NW 97 Avenue; thence run S 01°45'07" E, along said West Right-of-Way line, for a distance of 21.41 feet to the **POINT OF BEGINNING**.

Said land containing 1,103 square feet, or 0.025 acres, more or less.

SURVEYOR'S NOTE:

Bearings and coordinates are relative to the State Plane Coordinates System, Florida East Zone (901), Transverse Mercator Projection, North American Datum of 1983 (NAD83), 2011 Adjustment, and a bearing has been established along a line between the following project control monuments:

Point # 906: N 543027.029, E 868689.003 as shown on the FPL Easement Sketch
Point # 907: N 548305.565, E 868527.545 as shown on the FPL Easement Sketch

said line having a bearing of N 01°45'07" W.

By: _____
Arturo Fraga, PSM
Professional Surveyor & Mapper
No. 5827 State of Florida

For: Miami-Dade County Department of
Transportation and Public Works Right-of-Way
Engineering Section 111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE

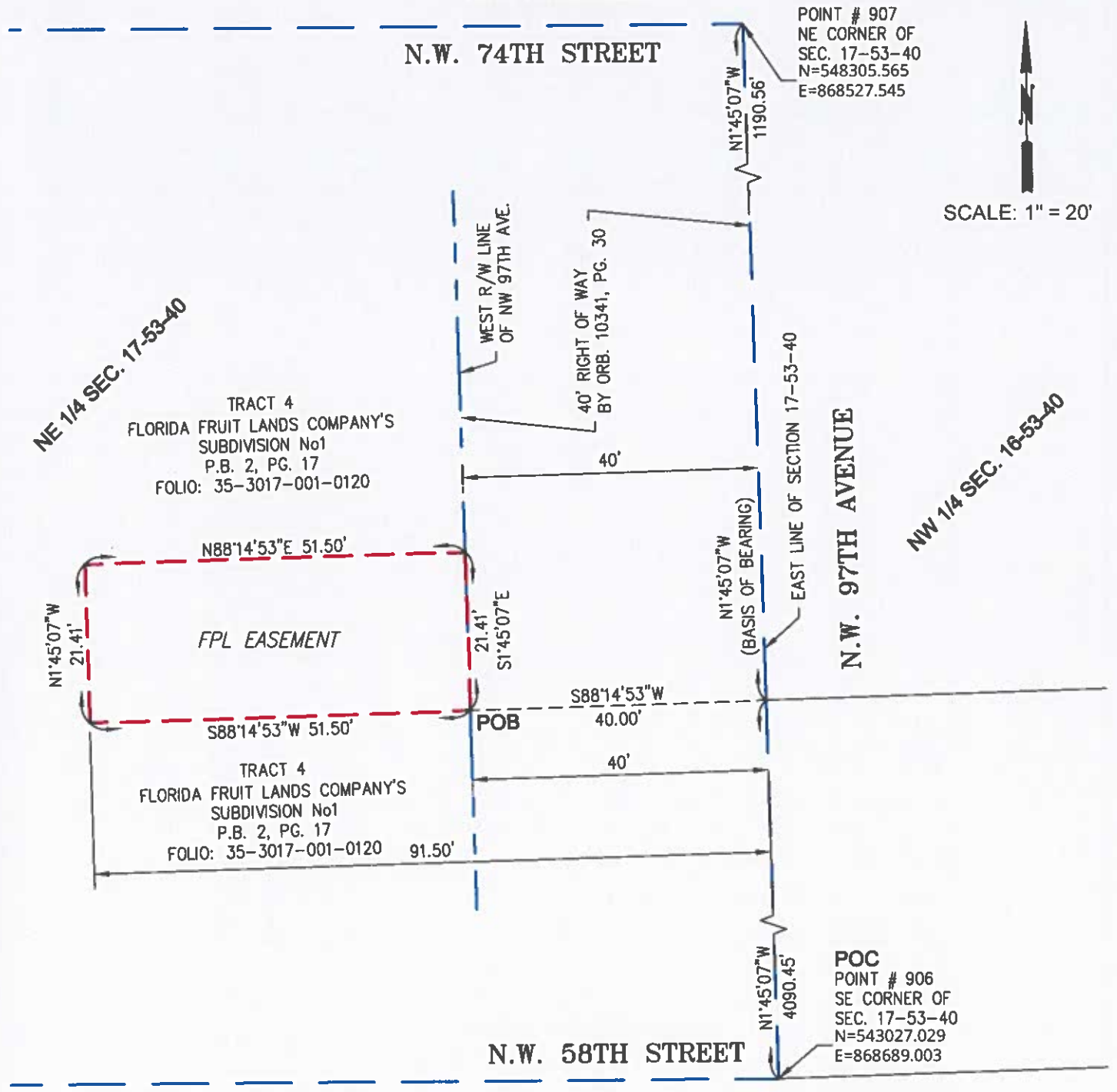
MIAMI-DADE

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT OF WAY DIVISION ENGINEERING SECTION	EXHIBIT A	SCALE: N/A	DATE: 04-17-26
		CHECKED BY: A. Fraga	
	SKETCH AND LEGAL FPL EASEMENT	DRAWN BY: M. Barreiro	
		PROJECT: 20260099	SHEET: 1 of 2

SEC 17
TWP 53 S
RGE 40 E

EXHIBIT "A"
SKETCH AND LEGAL
FPL EASEMENT



LEGEND

	SECTION LINE	SEC.	SECTION
	R/W LINE	TWP	TOWNSHIP
	CENTER LINE	RGE	RANGE
	PROPOSED EASEMENT	ORB.	OFFICIAL RECORDS BOOK
(R)	RADIUS	P.B.	PLAT BOOK
CA	CENTRAL ANGLE	PG.	PAGE
(L)	ARC LENGTH	POC	POINT OF COMMENCEMENT
℄	CENTER LINE	POB	POINT OF BEGINNING

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.

MIAMI-DADE

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT OF WAY DIVISION ENGINEERING SECTION	EXHIBIT A	SCALE: 1"=20'	DATE: 04-17-26
		CHECKED BY: A. Fraga	
	SKETCH AND LEGAL FPL EASEMENT	DRAWN BY: M. Barreiro	
		PROJECT: 20260099	SHEET: 2 of 2

MDC007

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 08/21/2026

PROPERTY INFORMATION	
Folio	35-3017-001-0120
Property Address	6990 NW 97 AVE DORAL, FL 33178-0000
Owner	MIAMI-DADE COUNTY , SOLID WASTE MANAGEMENT
Mailing Address	2525 NW 62 ST MIAMI, FL 33147-7704
Primary Zone	8900 INTERIM-AWAIT SPECIFIC ZO
Primary Land Use	4217 HEAVY INDUSTRIAL : COMMERCIAL - TOTAL VALUE
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	312,996 Sq.Ft
Living Area	
Adjusted Area	302,610 Sq.Ft
Lot Size	6,845,889.6 Sq.Ft
Year Built	1989
Year Annexed	2004



ASSESSMENT INFORMATION			
Year	**2026**	**2025**	**2024**
Land Value	$0	$0	$0
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$176,647,461	$176,649,064	$176,650,667
Assessed Value	$176,647,461	$176,649,064	$176,650,667

BENEFITS INFORMATION				
Benefit	**Type**	**2026**	**2025**	**2024**
County	Exemption	$176,647,461	$176,649,064	$176,650,667

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

TAXABLE VALUE INFORMATION			
Year	**2026**	**2025**	**2024**
COUNTY			
Exemption Value	$176,647,461	$176,649,064	$176,650,667
Taxable Value	$0	$0	$0
SCHOOL BOARD			
Exemption Value	$176,647,461	$176,649,064	$176,650,667
Taxable Value	$0	$0	$0
CITY			
Exemption Value	$176,647,461	$176,649,064	$176,650,667
Taxable Value	$0	$0	$0
REGIONAL			
Exemption Value	$176,647,461	$176,649,064	$176,650,667
Taxable Value	$0	$0	$0

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at https://www.miamidadepa.gov/pa/disclaimer.page

MEMORANDUM

(Revised)

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

DATE: January 20, 2027

FROM: Geri 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 Agenda Item No.
Veto _____
Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONVEYANCE OF A 1,103 SQUARE FOOT NON-EXCLUSIVE EASEMENT TO FLORIDA POWER & LIGHT COMPANY, FOR A NOMINAL SUM OF $1.00, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ELECTRICAL POWER FACILITIES FOR THE DEPARTMENT OF SOLID WASTE MANAGEMENT TRANSFER FACILITY AND MAINTENANCE OFFICE AT THE FORMER RESOURCE RECOVERY FACILITY LOCATED AT 6990 NW 97 AVENUE, MIAMI, FL 33178; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF THE SAME; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE NON-EXCLUSIVE EASEMENTS AND TO EXERCISE ALL RIGHTS CONFERRED 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. This Board adopts and incorporates the foregoing recitals as if fully set forth herein.

Section 2. With respect to the 1,103 square feet of the County-owned property located at 6990 NW 97th Avenue, Doral, Florida, currently identified by Folio No. 35-3017-001-0120 (the "Property"), as more particularly described in Attachment 1 (the "Easement Area"), this Board declares such Easement Area surplus and authorizes the conveyance of a non-exclusive easement (the "Easement") over such Easement Area to Florida Power & Light Company ("FPL"), for a

nominal sum of $1.00, for the installation, operation, and maintenance of electrical infrastructure to provide power to the Department of Solid Waste Management Transfer Facility and Maintenance Office at the former Resource Recovery Facility.

Section 3. This Board authorizes the County Mayor or County Mayor's designee to: (a) take all actions necessary to accomplish the conveyance of the Easement to FPL; (b) execute the Easement document in substantially the form attached to the County Mayor's memorandum as Attachment 1 and made a part hereof; and (c) exercise all rights conferred and provisions set forth therein.

Section 4. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor's designee shall record the non-exclusive Easement in the public records of Miami-Dade County, Florida and shall provide a copy of the recorded instruments to the Clerk of the Board within 30 days of the recordation the easements, and (b) the Clerk of the Board shall attach and permanently store a copy of the recorded instruments together 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 20th day of January, 2027. 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.

dsh

David Stephen Hope