

MEMORANDUM

Agenda Item No. 8(K)(3)

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

DATE: May 2, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the conveyance of two non-exclusive easements to Florida Power & Light Company for a nominal amount, for the permanent construction, operation and maintenance of underground electric utility facilities, including cables, conduits, appurtenant equipment, and appurtenant above ground equipment to the Gallery at West Brickell and Paseo del Rio Projects; approving the conveyance of a temporary easement to FPL for a nominal amount, for the temporary construction, operation and maintenance of overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment for the Gallery at West Brickell project; and authorizing the County Mayor to execute the Underground Easements (Business) and Temporary Easement, and exercise all provisions contained therein

Resolution No. R-403-23

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Eileen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/gh

MDC001

Date: May 2, 2023

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

From: Daniella Levine Cava
Mayor 

Subject: Non-Exclusive Underground Utility Easements for Gallery at West Brickell and Paseo del Rio, and a Temporary Utility Easement for Gallery at West Brickell

Executive Summary

On November 15, 2011, the Board adopted Resolution No. R-1026-11 providing site control to RUDG, LLC (RUDG) for the redevelopment of Joe Moretti site where The Gallery at West Brickell is currently being developed by The Gallery at West Brickell, LLC, an affiliate to RUDG, and for the redevelopment of Martin Fine Villas, Haley Sofge Towers, and Robert King High where Paseo del Rio is currently being developed by Paseo del Rio, LLC, an affiliate to RUDG.

This item seeks the Miami-Dade County Board of County Commissioners' ("Board") approval to execute two Underground Utility Easements (Business) (permanent easements) for the purpose of granting Florida Power & Light Company (FPL) non-exclusive easements for the permanent construction, operation and maintenance of underground electric utility facilities, including cables, conduits, appurtenant equipment, and appurtenant above ground equipment for the Gallery at West Brickell, and Paseo del Rio projects. This item further seeks the Board's approval of a temporary non-exclusive easement ("temporary easement") that grants to FPL the right to temporarily construct, operate and maintain overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment, for the Gallery at West Brickell. The easements are needed to provide permanent and temporary power to these two projects, which collectively consist of 647 units.

Recommendation

It is recommended that the Board:

1. Approve the conveyance of the permanent easements and temporary easement, for a nominal amount, to FPL for (a) the permanent construction, operation and maintenance of underground electric utility facilities, including cables, conduits, appurtenant equipment, and appurtenant above ground equipment for the Gallery at West Brickell and Paseo del Rio projects; and (b) the temporary construction, operation and maintenance of overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment for the Gallery at West Brickell project; and
2. Authorizes the County Mayor or County Mayor's designee to execute and record in the Public Record of Miami-Dade County, Florida the permanent easements and the temporary easement, and to exercise all provisions contained therein that are consistent with the attached resolution.

Scope

The projects Gallery at West Brickell and Paseo del Rio are located in District 5, which is represented by Commissioner Eileen Higgins.

Fiscal Impact/Funding Source

This item does not have a fiscal impact.

Track Record/Monitor

Public Housing and Community Development (“Department”) is the County department overseeing these projects and the person responsible for monitoring is Interim Director Clarence D. Brown.

Delegated Authority

Upon adoption of this resolution, the County Mayor or County Mayor’s designee will be authorized to execute and record in the Public Record of Miami-Dade County, Florida, the permanent easements and the temporary easement, and to exercise all provisions contained therein that are consistent with the attached resolution.

Background

On November 15, 2011, the Board adopted Resolution No. R-1026-11 providing site control to RUDG, LLC (RUDG) for the redevelopment of Joe Moretti site where Gallery at West Brickell is currently being developed by The Gallery at West Brickell, LLC, an affiliate to RUDG, and for the redevelopment of Martin Fine Villas, Haley Sofge Towers, and Robert King High where Paseo del Rio is currently being developed by Paseo del Rio, LLC, an affiliate to RUDG.

FPL requires the County to convey non-exclusive easements through the permanent easements and the temporary easement for (a) the permanent construction, operation and maintenance of underground electric utility facilities, including cables, conduits, appurtenant equipment, and appurtenant above ground equipment, for the Gallery at West Brickell and Paseo del Rio projects; and (b) the temporary construction, operation and maintenance of overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment respectively, for the Gallery at West Brickell project. The Department recommends that it is in the County’s best interest to grant the easements in order to ensure that electrical power is provided to the projects. In accordance with Resolution No. R-504-15, the electrical lines will be placed underground, and surface mounted equipment will be concealed with vegetation cover. The electrical lines and surface mounted will not adversely impact the building’s aesthetics.



Morris Copeland
Chief Community Services Officer



MEMORANDUM

(Revised)

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

DATE: May 2, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(3)

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(K)(3)
5-2-23

RESOLUTION NO. _____ R-403-23

RESOLUTION APPROVING THE CONVEYANCE OF TWO NON-EXCLUSIVE EASEMENTS TO FLORIDA POWER & LIGHT COMPANY FOR A NOMINAL AMOUNT, FOR THE PERMANENT CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES, INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE GROUND EQUIPMENT TO THE GALLERY AT WEST BRICKELL AND PASEO DEL RIO PROJECTS; APPROVING THE CONVEYANCE OF A TEMPORARY EASEMENT TO FPL FOR A NOMINAL AMOUNT, FOR THE TEMPORARY CONSTRUCTION, OPERATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITY FACILITIES, INCLUDING WIRES, POLES, GUYS, CABLES, CONDUITS AND APPURTENANT EQUIPMENT FOR THE GALLERY AT WEST BRICKELL PROJECT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE UNDERGROUND EASEMENTS (BUSINESS) AND TEMPORARY EASEMENT, 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:

Section 1. This Board approves the conveyance of a non-exclusive permanent easement and temporary easement to Florida Power & Light Company (FPL) for a nominal amount for: (a) the permanent construction, operation and maintenance of underground electric utility facilities, including cables, conduits, appurtenant equipment, and appurtenant above ground equipment for the Gallery at West Brickell and Paseo del Rio projects; and (b) the temporary

construction, operation and maintenance of overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment for the Gallery at West Brickell project.

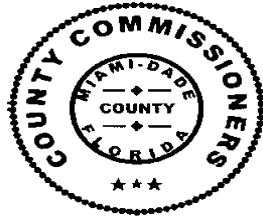
Section 2. This Board further authorizes the County Mayor or County Mayor's designee to execute the "Underground Easements (Business)" and "Temporary Easement" (collectively "easements"), in substantially the form attached hereto as Attachments A, B and C, and incorporated herein by reference, and to exercise all provisions contained therein that are consistent with this resolution.

Section 3. This Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the easements, and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board further directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The foregoing resolution was offered by Commissioner **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of May, 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

LUIS G. MONTALDO, CLERK AD INTERIM

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "TAS", is written over a horizontal line.

Terrence A. Smith

Work Request No. 11690056**UNDERGROUND EASEMENT
(BUSINESS)**Sec. 38, Twp 54 S, Rge 41 E

This Instrument Prepared By

Parcel I.D. 01-0206-090-1120Name: Alberto Parius

(Maintained by County Appraiser)

Co. Name: Related Urban Development Group

Form 3722 (Stocked) Rev. 6/11

Address: 2850 Tifertail AvenueSuite 800 Miami, FL 33133

pg 1 of 4.

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 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 Attached Sketch and Leagl Description of Easement

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's 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; 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 heretofore described, 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 FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2023, by _____, as _____ of MIAMI-DADE COUNTY, a political subdivision of the State of Florida, () who is personally known to me or () has produced _____, as identification.

Print or Stamp Name: _____

Notary Public, State of Florida

Commission No.:

My Commission Expires:

MDC008

EXHIBIT "A"
SKETCH & LEGAL DESCRIPTION
FOR FLORIDA POWER & LIGHT EASEMENT
LOCATION MAP
THIS IS NOT A BOUNDARY SURVEY
MIAMI-DADE COUNTY, FLORIDA

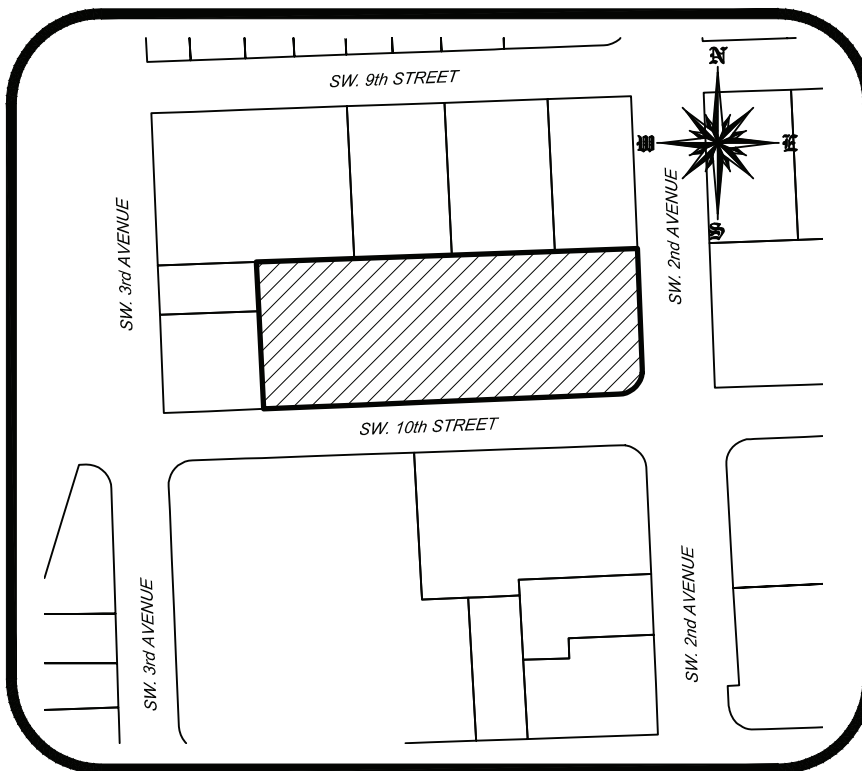
PROPERTY OWNER: MIAMI-DADE COUNTY
 MIAMI DADE HOUSING AGENCY

PROPERTY ADDRESS: 201 SOUTHWEST 10TH STREET, MIAMI, FLORIDA 33130

PROPERTY FOLIO # 01-0206-090-1120

LOCATION SKETCH

SCALE = N.T.S.

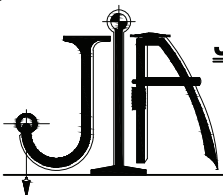


SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT.

SHEET 1 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

DRAWN BY:	DGL
DATE :	01/12/2023
SCALE:	NONE
SURVEY NO:	22-002152-19
SHEET:	1 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

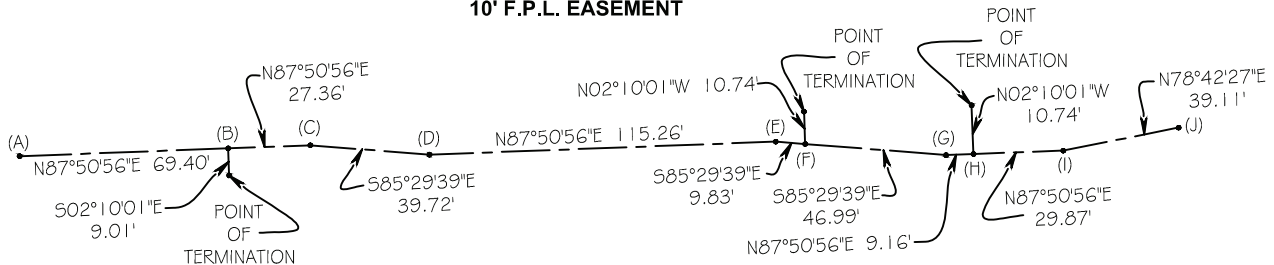
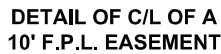
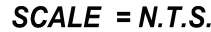
777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed by
 JOHN A IBARRA
 Date: 2023.01.26
 18:14:53 -05'00'

SKETCH & LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY
FOR FLORIDA POWER & LIGHT EASEMENT
MIAMI-DADE COUNTY, FLORIDA



DRAWN BY:	DGL
DATE :	01/12/2023
SCALE:	NONE
SURVEY NO:	22-002152-19
SHEET:	2 OF 3



**3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664**

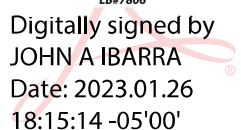


EXHIBIT "A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH THIS IS NOT A BOUNDARY SURVEY FOR FLORIDA POWER & LIGHT EASEMENT MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A STRIP OF LAND FOR A FLORIDA POWER & LIGHT EASEMENT, BEING A PORTION OF LOTS 13 THRU 20 BLOCK 69, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10.00 FEET OF THE SOUTH 145.12 FEET OF SAID LOT 20; THE SOUTH 10.00 FEET OF LOTS 13 THROUGH 20; THE WEST 5.00 FEET OF SIDE LOT 13 AND A IRREGULAR PORTION DESCRIBED ON THE NORTH LINE OF SAID LOTS 13 THROUGH 20; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT OF THE CENTER LINE OF A 10.00 FEET F.P.L. EASEMENT; BEING 5.00 FEET EAST OF THE WEST LINE OF SAID LOT 13 AND 5.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 13; BEING POINT (A) OF THE CENTER LINE OF A 10.00 FOOT F.P.L. EASEMENT; THENCE N87°50'56"E FOR A DISTANCE OF 69.40 FEET TO POINT (B); THENCE S02°10'01"E FOR A DISTANCE OF 9.01 FEET TO POINT A POINT OF TERMINATION; CONTINUING AT POINT (B) N87°50'56"E FOR A DISTANCE 27.36 FEET TO POINT (C); THENCE S85°29'39"E FOR A DISTANCE OF 39.72 FEET TO POINT (D); THENCE N87°50'56"E FOR A DISTANCE OF 115.26 FEET TO POINT (E); THENCE S85°29'39"E FOR A DISTANCE OF 9.83 FEET TO POINT (F); THENCE N02°10'01"W FOR A DISTANCE OF 10.74 FEET TO POINT A POINT OF TERMINATION; CONTINUING AT POINT (F) S85°29'39"E FOR A DISTANCE 46.99 FEET TO POINT (G); THENCE N87°50'56"E FOR A DISTANCE OF 9.16 FEET TO POINT (H); THENCE N02°10'01"W FOR A DISTANCE OF 16.20 FEET TO POINT A POINT OF TERMINATION; CONTINUING AT POINT (H) THENCE N87°50'56"E FOR A DISTANCE OF 29.87 FEET TO POINT (I); THENCE N78°42'27"E FOR A DISTANCE OF 39.11 FEET TO POINT (J); EXTEND OR TRIM ALL LINES TO FORM THE FIGURE.

CONTAINING APPROXIMATELY 8,918.60 SQ.FT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH OF LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

ABBREVIATIONS:

CL = CENTER LINE
M = MONUMENT LINE
P.B. = PLAT BOOK
PG. = PAGE
SQ. FT. = SQUARE FEET
SEC. = SECTION
TWP. = TOWNSHIP
RGE. = RANGE
FT. = FEET

Digitally signed by JOHN A IBARRA
Date: 2023.01.26 18:15:38 -05'00'

01/12/2023

BY: _____

JOHN IBARRA

(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

SHEET 3 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

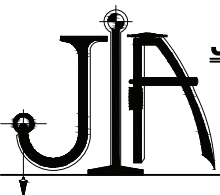
DRAWN BY: DGL

DATE : 01/12/2023

SCALE: NONE

SURVEY NO: 22-002152-19

SHEET: 3 OF 3



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Professional Land Surveyors & Mappers

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777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by
JOHN A IBARRA
Date: 2023.01.26
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Attachment B

Work Request No. _____

Sec. __, Twp __ S, Rge __ E

Parcel I.D. _____
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

**UNDERGROUND EASEMENT
(BUSINESS)**

This Instrument Prepared By

Name: P. Taylor Yawney
Co. Name: Stearns Weaver Miller
Address: Weissler Alhadeff & Sitterson, P.A.
150 West Flagler Street Suite 2200
Miami, FL 33130

Pg 1 of 5

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 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 Credit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's 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; 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 heretofore described, 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__.

Witnesses:

Miami-Dade County, a political subdivision
of the State of Florida

Print: _____

By: _____

Name: _____

Title: _____

Print: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2023, by _____, as _____ of MIAMI-DADE COUNTY, a political subdivision of the State of Florida, () who is personally known to me or () has produced _____, as identification.

Print or Stamp Name: _____

Notary Public, State of Florida

Commission No.:

My Commission Expires:

MDC012

EXHIBIT "A"
SKETCH & LEGAL DESCRIPTION
FOR FLORIDA POWER & LIGHT EASEMENT
LOCATION MAP
THIS IS NOT A BOUNDARY SURVEY
MIAMI-DADE COUNTY, FLORIDA

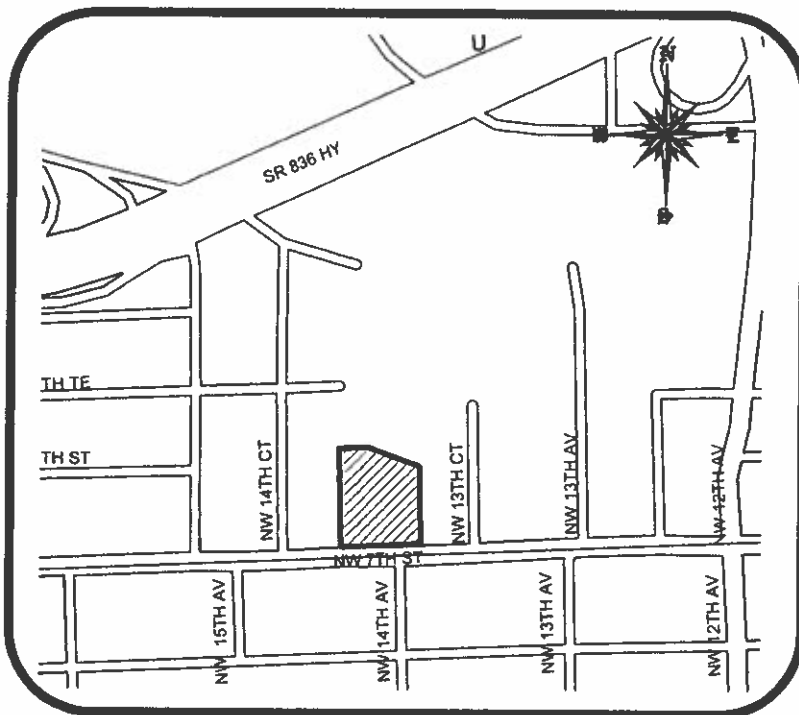
PROPERTY OWNER: PASEO DEL RIO

PROPERTY ADDRESS: 1401 NW 7th STREET, MIAMI, FLORIDA 33136

PROPERTY FOLIO # 01-3135-021-0160

LOCATION SKETCH

SCALE = N.T.S.



SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT.

SECTION 35 TOWNSHIP 53 RANGE 41
LYING AND BEING IN MIAMI, MIAMI-DADE COUNTY, FLORIDA

SHEET 1 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

DRAWN BY:	JB
DATE :	09/26/2022
SCALE:	NONE
SURVEY NO:	20-000282-15
SHEET:	1 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3726 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

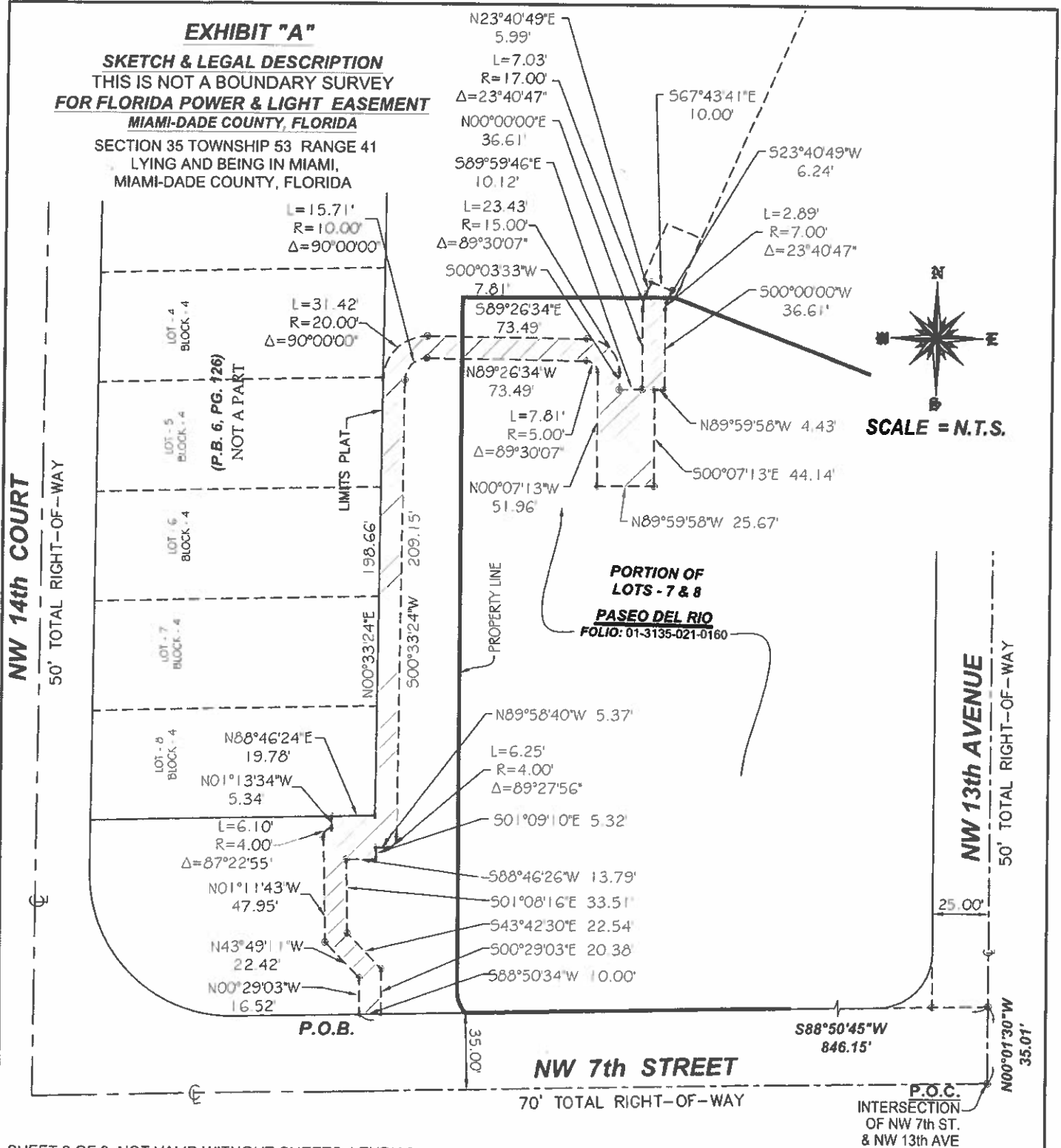


Digitally signed by JOHN A IBARRA
Date: 2022.10.27 16:32:54 -04'00'
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2018.009.20050

MDC013

EXHIBIT "A"**SKETCH & LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY
FOR FLORIDA POWER & LIGHT EASEMENT
MIAMI-DADE COUNTY, FLORIDA**

SECTION 35 TOWNSHIP 53 RANGE 41
LYING AND BEING IN MIAMI,
MIAMI-DADE COUNTY, FLORIDA



SHEET 2 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

DRAWN BY:	JB
DATE:	09/26/2022
SCALE:	NONE
SURVEY NO:	20-000282-15
SHEET:	2 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

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PH: (305) 262-0400
FAX: (305) 262-0401

3728 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2680
FAX: (239) 540-2684



JOHN IBARRA
STATE OF FLORIDA
PROFESSIONAL LAND SURVEYOR
1267806

Digitally signed by JOHN A IBARRA
Date: 2022.10.27 16:33:16 -04'00'
Adobe Acrobat version:
2018.009.20050

EXHIBIT "A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH THIS IS NOT A BOUNDARY SURVEY FOR FLORIDA POWER & LIGHT EASEMENT MIAMI-DADE COUNTY, FLORIDA

SECTION 35 TOWNSHIP 53 RANGE 41
LYING AND BEING IN MIAMI, MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A STRIP OF LAND, BEING A PORTION OF LOTS 7 AND 8, LESS THE SOUTH 20 FEET, CORRECTED PLAT OF RIVERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF N.W. 7TH STREET AND N.W. 13TH AVENUE; THENCE N00°01'30"W ALONG THE CENTERLINE OF N.W. 13TH AVENUE FOR A DISTANCE 35.01 FEET; THENCE S88°50'45"W ALONG A LINE 35.00 FEET NORTH AND PARALLEL TO THE CENTERLINE OF N.W. 7TH STREET, SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF SAID N.W. 7TH STREET, FOR A DISTANCE OF 846.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°29'03"W FOR A DISTANCE OF 16.52 FEET; THENCE N43°49'11"W FOR A DISTANCE 22.42 FEET; THENCE N01°11'43"W FOR A DISTANCE 47.95 FEET TO A POINT OF CURVATURE, CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 87°22'55" AND AN ARC DISTANCE OF 6.10 FEET TO THE POINT OF TANGENCY; THENCE N01°13'34"W FOR A DISTANCE OF 5.34 FEET; THENCE N88°46'24"E FOR A DISTANCE OF 19.78 FEET; THENCE N00°33'24"E FOR A DISTANCE OF 198.66 FEET TO A POINT OF CURVATURE, CONCAVE TO SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE S89°26'34"E FOR A DISTANCE OF 73.49 FEET TO A POINT OF CURVATURE, CONCAVE TO THE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°30'07" AND AN ARC DISTANCE OF 23.43 FEET TO THE POINT OF TANGENCY; THENCE S00°03'33"W FOR A DISTANCE OF 7.81 FEET; THENCE S89°59'46"E FOR A DISTANCE OF 10.12 FEET; THENCE N00°00'00"E FOR A DISTANCE OF 36.61 FEET TO A POINT OF CURVATURE, CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 17.00 FEET, AN CENTRAL ARC OF 23°40'47" AND AN ARC DISTANCE OF 7.03 FEET TO THE POINT OF TANGENCY; THENCE N23°40'49"E FOR A DISTANCE OF 5.99 FEET; THENCE S67°43'41"E FOR A DISTANCE OF 10.00 FEET; THENCE S23°40'49"W FOR A DISTANCE OF 6.24 FEET TO A POINT OF CURVATURE, CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 23°40'47" AND AN ARC DISTANCE 2.89 FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"W FOR A DISTANCE OF 36.61 FEET; THENCE N89°59'58"W FOR A DISTANCE OF 4.43 FEET; THENCE S00°07'13"E FOR A DISTANCE OF 44.14 FEET; THENCE N89°59'58"W FOR A DISTANCE OF 25.67 FEET; THENCE N00°07'13"W FOR A DISTANCE OF 51.96 FEET TO A POINT OF CURVATURE, CONCAVE TO THE SOUTHWESTERLY, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE 89°30'07" AND AN ARC DISTANCE OF 7.81 FEET TO A POINT OF TANGENCY; THENCE N89°26'34"W FOR A DISTANCE OF 73.49 FEET TO A POINT OF CURVATURE, CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE S00°33'24"W FOR A DISTANCE OF 209.15 FEET TO A POINT OF CURVATURE, CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 89°27'56" AND AN ARC DISTANCE OF 6.25 FEET TO A POINT OF TANGENCY; THENCE N89°58'40"W FOR A DISTANCE OF 5.37 FEET; THENCE S01°09'10"E FOR A DISTANCE OF 5.32 FEET; THENCE S88°46'26"W FOR A DISTANCE OF 13.79 FEET; THENCE S01°08'16"E FOR A DISTANCE OF 33.51 FEET; THENCE S43°42'30"W FOR A DISTANCE OF 22.54 FEET; THENCE S00°29'03"W FOR A DISTANCE OF 20.38 FEET; THENCE S88°50'34"W FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 6151 SQ.FT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH OF LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

ABBREVIATIONS:

CL = CENTER LINE
ML = MONUMENT LINE
P.B. = PLAT BOOK
PG. = PAGE
SQ. FT. = SQUARE FEET
SEC. = SECTION
TWP. = TOWNSHIP
RGE. = RANGE
FT. = FEET

BY:

Digitally signed by JOHN A IBARRA
Date: 2022.10.27 16:33:39 -04'00'
Adobe Acrobat version:
2018.009.20050

09/26/2022

JOHN IBARRA

(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

SHEET 3 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

DRAWN BY:	JB
DATE:	09/26/2022
SCALE:	NONE
SURVEY NO:	20-000282-15
SHEET:	3 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3728 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2680
FAX: (239) 540-2684



Digitally signed by JOHN A IBARRA
Date: 2022.10.27 16:34:02 -04'00'
Adobe Acrobat version:
2018.009.20050

Work Request No. 11440064**TEMPORARY EASEMENT**

This Instrument Prepared By

Sec. 38, Twp 54, Rge 41 EName: Alberto ParjusParcel 01-0206-090-1120Co. Name: Related Urban Development Group

(Maintained by County Appraiser)

Address: 2850 Tigertail Avenue
Suite 800 Miami, Florida 33133

PG 1 of 4

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 temporary easement for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant 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")

Reserved for Circuit Court

Together with the right to permit any other person, firm, or corporation to attach wires to 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 heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area. This temporary easement shall automatically expire upon completion of the above-mentioned project and FPL removing all of the temporary facilities from the Easement Area installed hereunder, without any further action on the part of the undersigned.

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

Signed, sealed and delivered in the presence of:

(Witness' Signature)Print Name: _____
(Witness)_____
(Witness' Signature)Print Name: _____
(Witness)By: _____
(Grantor's signature)

Print Name: _____

Print Address: _____

Attest: _____

Print Name: _____

Print Address: _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2023, by _____, as _____ of MIAMI-DADE COUNTY, a political subdivision of the State of Florida, () who is personally known to me or () has produced _____, as identification.

Print or Stamp Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

MDC016

EXHIBIT "A"
SKETCH & LEGAL DESCRIPTION
OF A TEMPORARY
FLORIDA POWER & LIGHT EASEMENT
LOCATION MAP

THIS IS NOT A BOUNDARY SURVEY
MIAMI-DADE COUNTY, FLORIDA

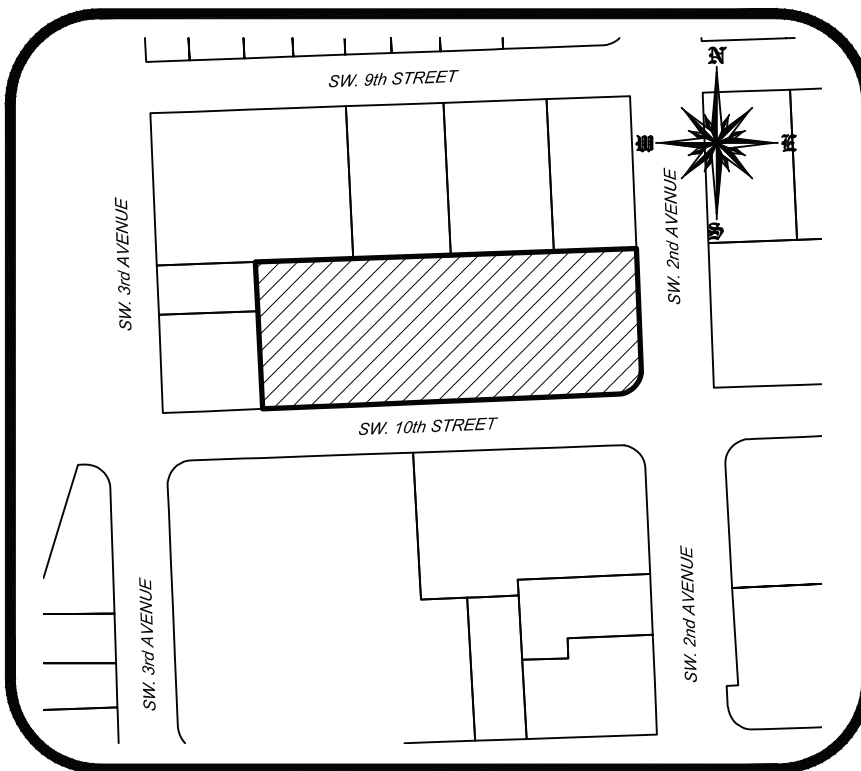
PROPERTY OWNER: MIAMI-DADE COUNTY
MIAMI DADE HOUSING AGENCY

PROPERTY ADDRESS: 201 SOUTHWEST 10TH STREET, MIAMI, FLORIDA 33130

PROPERTY FOLIO # 01-0206-090-1120

LOCATION SKETCH

SCALE = N.T.S.

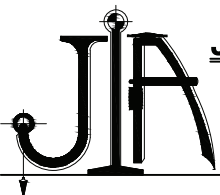


SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT.

SHEET 1 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

DRAWN BY:	DGL
DATE :	01/12/2023
SCALE:	NONE
SURVEY NO:	22-002152-19
SHEET:	1 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
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MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by
JOHN A IBARRA
Date: 2023.01.26
18:16:32 -05'00'



MDC018

EXHIBIT "A"
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
THIS IS NOT A BOUNDARY SURVEY
OF A TEMPORARY
FLORIDA POWER & LIGHT EASEMENT
MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A STRIP OF LAND FOR A FLORIDA POWER & LIGHT EASEMENT, BEING A PORTION OF LOTS 13 THRU 18, BLOCK 69, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT N.E. CORNER OF LOT-20, BLOCK 69; THENCE S02°15'36"E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 2ND AVENUE FOR A DISTANCE 4.60 FEET; THENCE S87°50'56"W FOR A DISTANCE 97.06 FEET TO A POINT OF BEGINNING; THENCE S02°09'04"E FOR A DISTANCE OF 10.00 FEET; THENCE S87°50'56"W FOR A DISTANCE 152.55 FEET; THENCE N85°29'39"W FOR A DISTANCE 39.72 FEET; THENCE S87°50'56"W FOR A DISTANCE OF 64.40; THENCE N02°10'01"W FOR A DISTANCE OF 10.00 FEET; THENCE N87°50'56"E FOR A DISTANCE OF 73.17 FEET; THENCE S85°29'39"E FOR A DISTANCE OF 39.72 FEET; THENCE N87°50'56"E FOR A DISTANCE OF 63.04 FEET; THENCE N02°10'01"W FOR A DISTANCE OF 4.60 FEET; THENCE N87°50'56"E FOR A DISTANCE OF 14.36 FEET; THENCE S47°48'46"E FOR A DISTANCE OF 6.59 FEET; THENCE N87°50'56"E FOR A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 2,725.51 SQ.FT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH OF LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

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Digitally signed by JOHN A IBARRA
Date: 2023.01.26 18:17:15 -05'00'

01/12/2023

BY: _____

JOHN IBARRA

(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

SHEET 3 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

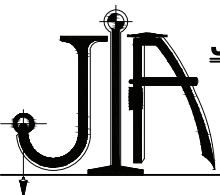
DRAWN BY: DGL

DATE : 01/12/2023

SCALE: NONE

SURVEY NO: 22-002152-19

SHEET: 3 OF 3



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Date: 2023.01.26
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