

# MEMORANDUM

Agenda Item No. 8(K)(3)

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

**DATE:** July 16, 2024

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving, subject to certain conditions, the conveyance of a permanent non-exclusive easement to the City of Homestead ("City"), for a nominal amount, for the purpose of the City constructing, operating and maintaining, repairing, rebuilding, and replacing utility lines for Homestead Gardens Phase 1 project, and granting other rights to the City; and authorizing the County Mayor to execute the Grant of Permanent Easement, and exercise all provisions contained therein

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Resolution No. R-673-24

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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 Kionne L. McGhee.

  
Geri Bonzon-Keenan  
County Attorney

GBK/jp

# Memorandum



**Date:** July 16, 2024

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

**From:** Daniella Levine Cava  
Mayor 

**Subject:** Consent to Execute a Non-Exclusive Utility Easement with the City of Homestead, for Homestead Gardens Phase 1

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## **Executive Summary**

This item seeks the Miami-Dade County Board of County Commissioners' ("Board") approval to execute the permanent non-exclusive easements ("easement"), to the City of Homestead ("City") for the purpose of the City constructing, operating, maintaining, repairing, rebuilding and replacing the utility lines for the Homestead Gardens Phase 1 project, which is a 162-unit affordable/mixed-income residential building ("project site"). Given the City of Homestead owns and operates their own utility company which provides utility services for this project area, this easement would allow City the right to permit any other person, firm or corporation to attach wires to any facilities in the easement area and to operate the same for utility 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 obstructions within the easement area; and 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 or obstruct the easement area. Finally, the easement grants the City the power to grant access over, along, under and across the roads, streets or highways adjoining or through the easement area.

On April 18, 2023, the Board passed Resolution No. R-367-23 providing site control to DBC Procida, LLC, as assignee of Procida Development Group, LLC and its affiliates, for the conversion and redevelopment of Homestead Gardens Public Housing development, located at 1542 SW 4 Street, Homestead, Florida where the project site is currently being developed by HG Phase 1, LLC, an affiliate to DBC Procida, LLC.

## **Recommendation**

It is recommended that the Board approve the conveyance of the easement to the City for a nominal amount, for the purpose set forth herein for the project site. It is further recommended that the Board authorize the County Mayor or County Mayor's designee to execute and record the Grant of Permanent Easement in the Public Records of Miami-Dade County, and exercise all provisions contained therein that are consistent with the attached resolution.

## **Scope**

The project site is located in District 9, which is represented by Commissioner Kionne L. McGhee.

## **Fiscal Impact/Funding Source**

This item does not have a fiscal impact.

## **Track Record/Monitor**

Alex R. Ballina, Director of Public Housing and Community Development Department (Department) is the Project Manager and along with the Department staff will monitor compliance with the agreements described herein.

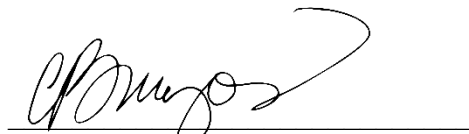
**Delegated Authority**

Upon adoption of this resolution, the County Mayor or County Mayor's designee will be authorized to execute and record the Grant of Permanent Easement in the Public Records of Miami-Dade County, and exercise all provisions contained therein that are consistent with the attached resolution.

**Background**

On April 18, 2023, the Board adopted Resolution No. R-367-23, which awarded site control through a 75-year ground lease to DBC Procida an assignee of Procida Development Group, LLC ("DBC Procida"), to redevelop and covert the project site through the Rental Assistance Demonstration program ("RAD" or "RAD program"). Resolution No. R-367-23 also authorized the execution of a Master Development Agreement between the County and DBC Procida, as assignee of Procida Development Group, LLC.

The City requires the easement for the purpose of the City constructing, operating, maintaining, repairing, rebuilding and replacing the utility lines for the project site. Additionally, the easement would allow the City the right to permit any other person, firm or corporation to attach wires to any facilities in the easement area and to operate the same for utility 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 obstructions within the easement area; and 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 or obstruct the easement area. Finally, the easement grants the City the power to grant access over, along, under and across the roads, streets or highways adjoining or through the easement area. The easement area for this phase of the development of the project site is more fully described in Attachment A attached to the resolution. The Department recommends that it is in the County's best interest to grant the easement in order to ensure that the utilities are provided to the project. 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.



Cathy Burgos, LCSW  
Chief Community Services Officer



# MEMORANDUM

(Revised)

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

**DATE:** July 16, 2024

**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)  
7-16-24

RESOLUTION NO. \_\_\_\_\_ R-673-24

RESOLUTION APPROVING, SUBJECT TO CERTAIN CONDITIONS, THE CONVEYANCE OF A PERMANENT NON-EXCLUSIVE EASEMENT TO THE CITY OF HOMESTEAD (“CITY”), FOR A NOMINAL AMOUNT, FOR THE PURPOSE OF THE CITY CONSTRUCTING, OPERATING AND MAINTAINING, REPAIRING, REBUILDING, AND REPLACING UTILITY LINES FOR HOMESTEAD GARDENS PHASE 1 PROJECT, AND GRANTING OTHER RIGHTS TO THE CITY; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE THE GRANT OF PERMANENT EASEMENT, AND EXERCISE ALL PROVISIONS CONTAINED THEREIN

**WHEREAS**, the City of Homestead (“City”) desires the conveyance of a permanent non-exclusive easement upon a portion of certain County-owned property located at located at 1542 SW 4 Street, Homestead, Florida, as identified, depicted, and described in Attachment “A” attached hereto and incorporated herein by reference (the “easement”), for the granting the City the right to: (1) construct, operate, maintain, repair, rebuild, and replace the utility lines for the Homestead Gardens Phase 1 project, which is a 162-unit affordable/mixed-income residential building (“project site”); (2) permit any other person, firm or corporation to attach wires to any facilities in the easement area and to operate the same for utility purposes; (3) ingress and egress to the easement area at all times; (4) clear the land and keep it cleared of all obstructions within the easement area; and 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 or obstruct the easement area; and access over, along, under and across the roads, streets or highways adjoining or through the easement area; and

**WHEREAS**, this Board finds the conveyance of the easement to the City would be necessary in order to construct, operate, maintain, repair, rebuild, and replace the utility lines for the project site, the conveyance would be utilized for the benefit of the public and community interest and welfare, and is consistent with County public purpose; and

**WHEREAS**, the County desires to convey the easement to the City for a nominal amount; and

**WHEREAS**, the easement will automatically revert to the County in the event that the use by the City purposes ceases; and

**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.** The foregoing recitals and accompanying memorandum are incorporated in this resolution and are approved.

**Section 2.** This Board approves the conveyance of non-exclusive permanent easements to City of Homestead ("City") for a nominal amount, for the purpose of granting the City the right to: (1) construct, operate, maintain, repair, rebuild, and replace the utility lines for the Homestead Gardens Phase 1 project, which is a 162-unit affordable/mixed-income residential building; (2) permit any other person, firm or corporation to attach wires to any facilities in the easement area and to operate the same for utility purposes; (3) ingress and egress to the easement area at all times; (4) clear the land and keep it cleared of all obstructions within the easement area; and 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 or obstruct the easement area;

and access over, along, under and across the roads, streets or highways adjoining or through the easement area. This Board’s approval of such conveyance is subject to the City agreeing and adopting a subject to the City agreeing and adopting a resolution authorizing the acceptance of the conveyance herein.

**Section 3.** Subject to the City's adoption of the resolution described in section 2 of this resolution, this Board authorizes the County Mayor or County Mayor’s designee to execute the Grant of Permanent Easement, in substantially the form attached hereto as Attachment A and incorporated herein by reference, and to exercise all provisions contained therein that are consistent with this resolution.

**Section 4.** 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 easement, 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 **Anthony Rodriguez** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 16<sup>th</sup> day of July, 2024. 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: Basia Pruna  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

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

Terrence A. Smith

# Attachment

This Instrument Prepared BY AND RECORD AND RETURN TO:

James White, Esq.  
Weiss Serota Helfman Cole & Bierman, P.L.  
200 E. Broward Blvd., Suite 1900  
Fort Lauderdale, FL 33301

Folio No.: 10-7814-000-1110

## **GRANT OF PERMANENT EASEMENT**

THIS GRANT OF PERMANENT EASEMENT ("Easement") is made on \_\_\_\_ \_\_\_\_, 2024 by **MIAMI DADE COUNTY**, a political Subdivision of the State of Florida ("Grantor"), whose mailing address is 111 NW 1<sup>st</sup> Street, Miami, Florida 33128 and **City of Homestead**, a Florida municipal corporation, together with its affiliates, licensees, agents, successors, and assigns ("Grantee"), whose mailing address is 100 Civic Court, Homestead, FL 33030

### **RECITALS:**

**WHEREAS**, Grantor desires to grant Grantee an easement in, under, through, across, and upon the land, as more particularly described and depicted on attached composite Exhibit A ("Easement Area"), for the construction, operation and maintenance of utility lines, and all necessary utility facilities, and appurtenances (including but not limited to wires, cables, and conduits, sewer distribution systems, and appurtenant equipment) thereto (collectively, the "Improvements").

**NOW THEREFORE**, for ONE DOLLAR (\$1.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby grants, bargains and sells to Grantee a non-exclusive easement to construct, operate, maintain, repair, rebuild and replace the Improvements in, under, through, across, and upon the Easement Area; together with the right to lay cable and conduit within the Easement Area; with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder within the Easement Area and to operate the same for utility purposes solely to serve the Grantor's adjacent land encumbered by this easement; 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 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 or obstruct the Easement Area; 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.

Grantor may, for its own purposes, utilize the Easement Area and retain a right of free ingress and egress in, under, over, through, across and upon the Easement Area as long as Grantor's use of the Easement Area does not impede the Grantee's use of the Easement Area or the exercise of the Grantee's rights of use of the Easement Area. Grantor agrees not to install any improvements within the Easement Area. Grantee will not unreasonably preclude the Grantor from utilizing the Easement Area in any lawful manner that does not interfere with and is not inconsistent with the Grantee's exercise of the rights granted in this Easement.

That in the event the use of the easement is permanently discontinued or abandoned, Grantee's easement shall terminate and title to the Easement Area shall immediately revert to Grantor, its successors, or assigns, and it shall have the right to immediately possess same. In the event Grantee's easement terminates and Grantor deems it necessary to request the removal of the features/utilities occupying the Easement Area, upon written request, and shall restore the Easement Area to a like or similar condition as existed prior to this Easement, at Grantee's sole cost and expense.

The provisions of this Easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with and binding upon the Property.

This Easement shall not be released or amended without the prior written consent of the Grantee, which consent shall be evidenced by a written document recorded in the Public Records of Miami-Dade County, Florida.

The Grantee shall record this Easement in the Public Records of Miami-Dade County, Florida.

**MDC009**

IN WITNESS WHEREOF, Grantor has made and executed this Easement on the date first set forth above.

**GRANTOR:**

Signed in the Presence of:

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**MIAMI-DADE COUNTY,  
a political Subdivision of the State of Florida**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Attest: Juan Fernandez-Barquin,  
Clerk of the Court and Comptroller

By: \_\_\_\_\_

(Deputy Clerk Signature)

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Terrance A. Smith  
Assistant County Attorney

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 \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of Miami-Dade County, a political subdivision of the State of Florida. He/She ☐ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[NOTARY STAMP]

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Composite Exhibit "A"

Legal Description and Sketch for Electric Easement

SEE ATTACHED



SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: 10' UTILITY EASEMENTS**

PORTIONS OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 89°25'25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR 571.11 FEET; THENCE SOUTH 00°34'35" EAST 26.92 FEET TO **POINT OF BEGINNING #1**; THENCE NORTH 89°10'39" EAST 171.76 FEET; THENCE NORTH 89°16'12" EAST 56.18 FEET; THENCE NORTH 90°00'00" EAST 146.65 FEET; THENCE NORTH 00°00'00" EAST 2.51 FEET TO A POINT OF INTERSECTION OF A LINE LYING 25.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE NORTH 89°25'25" EAST ALONG SAID PARALLEL LINE 10.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN LIFT STATION PARCEL RECORDED IN OFFICIAL RECORDS BOOK 13042, PAGE 2341 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 00°58'23" EAST ALONG SAID WEST LINE 10.00 FEET; THENCE NORTH 90°00'00" WEST 4.73 FEET; THENCE SOUTH 00°00'00" EAST 24.05 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LIFT STATION PARCEL; THENCE NORTH 89°25'25" EAST ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE 28.85 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 8.41 FEET, A CENTRAL ANGLE OF 90°26'44", FOR AN ARC DISTANCE OF 13.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°07'52" EAST 245.10 FEET; THENCE SOUTH 00°50'54" EAST 232.90 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 88°22'20" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 159.95 FEET, A CENTRAL ANGLE OF 14°14'04", FOR AN ARC DISTANCE OF 39.74 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°14'50" WEST 36.14 FEET; THENCE SOUTH 00°11'38" WEST 13.04 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°27'40" WEST ALONG SAID PARALLEL LINE 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "A"**; THENCE NORTH 00°11'38" EAST 13.17 FEET; THENCE NORTH 00°14'50" EAST 35.04 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 77°46'43" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 169.95 FEET, A CENTRAL ANGLE OF 13°50'56", FOR AN ARC DISTANCE OF 41.08 FEET; THENCE NORTH 90°00'00" WEST 31.56 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 180°00'00", FOR AN ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" EAST 31.41 FEET; THENCE NORTH 00°50'54" WEST 222.53 FEET; THENCE NORTH 00°07'52" WEST 243.56 FEET TO A POINT OF

**CONTINUED ON SHEET 2**

CLIENT: PROCIDA DEVELOPMENT GROUP

SCALE: 1" = 80'

DRAWN: M.M.M.

ORDER NO.: 72366

DATE: 2/7/24

UTILITY EASEMENTS

1501 SOUTHWEST 6TH STREET, HOMESTEAD,

MIAMI-DADE COUNTY, FLORIDA

FOR: HOMESTEAD GARDENS

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 4

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA

MDC012



SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: CONTINUED**

TO A POINT OF INTERSECTION WITH A LINE LYING 10.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LIFT STATION PARCEL; THENCE SOUTH 89°25'25" WEST ALONG SAID PARALLEL LINE 29.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7.64 FEET, A CENTRAL ANGLE OF 90°34'35", FOR AN ARC DISTANCE OF 12.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" WEST 23.82 FEET; THENCE NORTH 90°00'00" WEST 142.02 FEET; THENCE SOUTH 89°16'12" WEST 56.11 FEET; THENCE SOUTH 89°10'39" WEST 171.79 FEET; THENCE NORTH 00°34'35" WEST 10.00 FEET TO **POINT OF BEGINNING #1**

TOGETHER WITH:

**COMMENCE** AT THE AFOREMENTIONED **REFERENCE POINT "A"**; THENCE SOUTH 89°27'40" WEST, ALONG A LINE LYING 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 FOR 37.51 FEET TO **POINT OF BEGINNING #2**; THENCE CONTINUE ALONG SAID PARALLEL LINE SOUTH 89°27'40" WEST 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "B"**; THENCE NORTH 00°19'07" WEST 14.08 FEET; THENCE NORTH 89°40'53" EAST 10.00 FEET; THENCE SOUTH 00°19'07" EAST 14.04 FEET TO **POINT OF BEGINNING #2**.

TOGETHER WITH:

**COMMENCE** AT THE AFOREMENTIONED **REFERENCE POINT "B"**; THENCE SOUTH 89°27'40" WEST ALONG A LINE LYING 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 FOR 161.41 FEET TO **POINT OF BEGINNING #3**; THENCE CONTINUE SOUTH 89°27'40" WEST ALONG SAID PARALLEL LINE 10.00 FEET; THENCE NORTH 00°17'28" WEST 16.22 FEET; THENCE NORTH 89°42'32" EAST 10.00 FEET; THENCE SOUTH 00°17'28" EAST 16.18 FEET TO **POINT OF BEGINNING #3**.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING A TOTAL OF 10,831 SQUARE FEET, MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF SE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST BEING N89°25'25"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.

CLIENT: PROCIDA DEVELOPMENT GROUP

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 72366

DATE: 2/7/24

UTILITY EASEMENTS

1501 SOUTHWEST 6TH STREET, HOMESTEAD,

MIAMI-DADE COUNTY, FLORIDA

FOR: HOMESTEAD GARDENS

SHEET 2 OF 4

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 4

MDC013



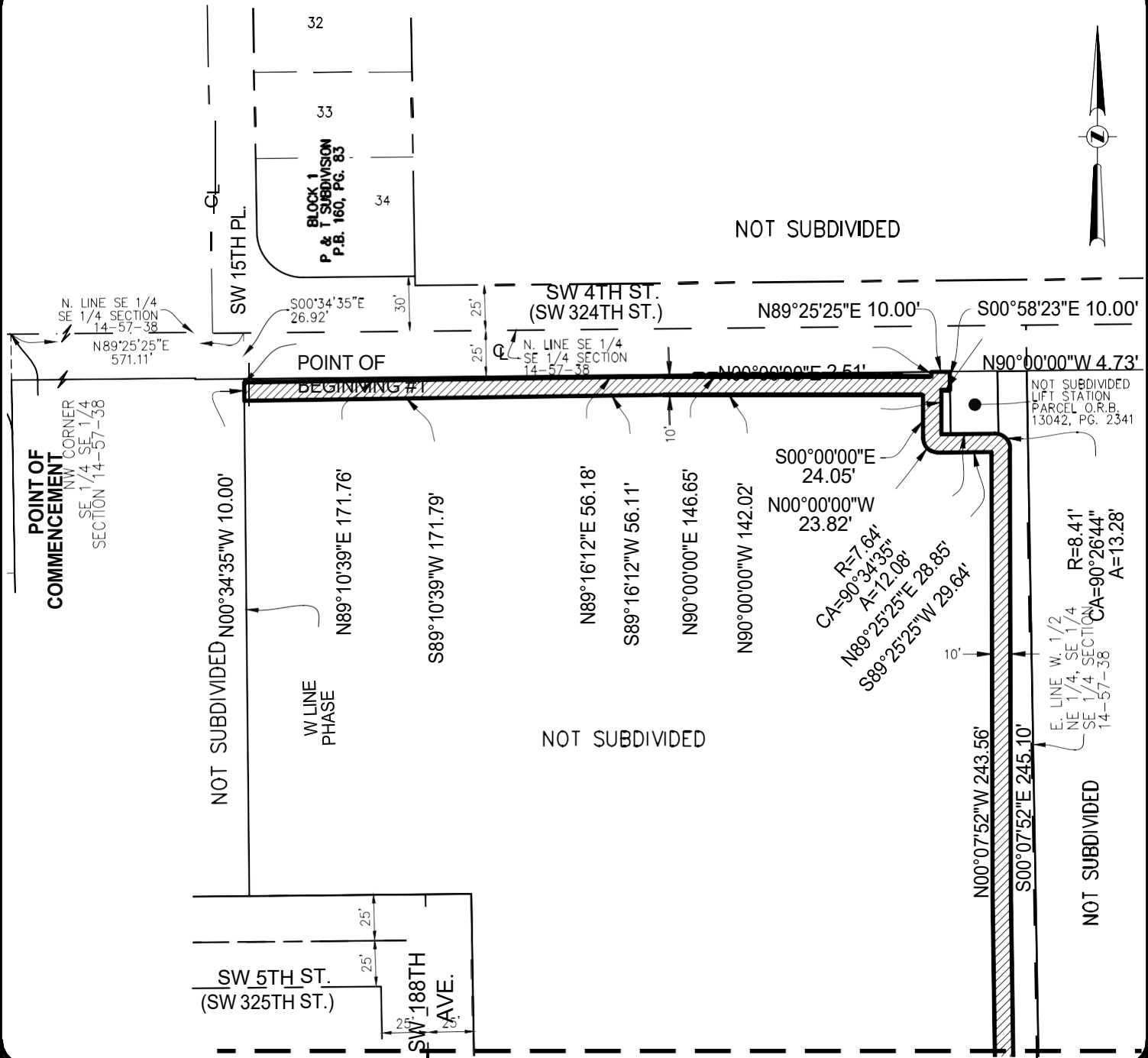
## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SHEET 4 OF 4

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 4  
FOR: HOMESTEAD GARDENS

CLIENT: PROCIDA DEVELOPMENT GROUP

SCALE: 1" = 80'

DRAWN: M.M.M.

ORDER NO.: 72366

DATE: 2/7/24

UTILITY EASEMENTS

1501 SOUTHWEST 6TH STREET, HOMESTEAD,

MIAMI DADE COUNTY, FLORIDA

|        |                       |
|--------|-----------------------|
| A      | CENTERLINE            |
| CA     | ARC LENGTH            |
| O.R.B. | CENTRAL ANGLE         |
| P.B.   | OFFICIAL RECORDS BOOK |
| P.G.   | PLAT BOOK             |
| R      | PAGE                  |
|        | RADIUS                |

MDC014

SHEET 3 OF 4

LEGEND & ABBREVIATIONS:

CL



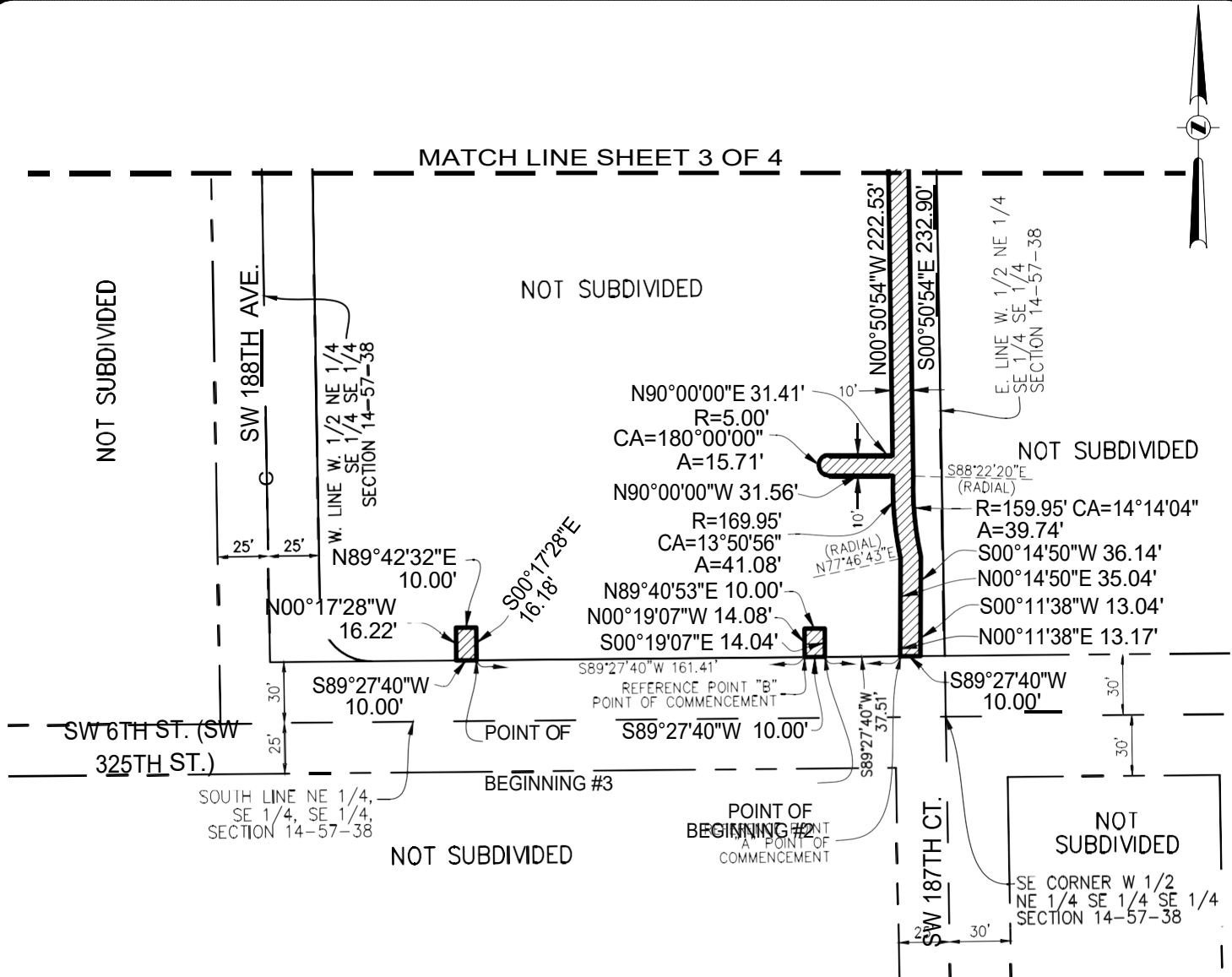
## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: PROCIDA DEVELOPMENT GROUP

SCALE: 1" = 80'

DRAWN: M.M.M.

ORDER NO.: 72366

DATE: 2/7/24

UTILITY EASEMENTS

1501 SOUTHWEST 6TH STREET, HOMESTEAD,

MIAMI-DADE COUNTY, FLORIDA

FOR: HOMESTEAD GARDENS  
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4

|        |                       |
|--------|-----------------------|
| A      | CENTERLINE            |
| CA     | ARC LENGTH            |
| O.R.B. | CENTRAL ANGLE         |
| P.B.   | OFFICIAL RECORDS BOOK |
| P.G.   | PLAT BOOK             |
| R      | PAGE                  |
|        | RADIUS                |

MDC016

SHEET 4 OF 4

LEGEND & ABBREVIATIONS:

CL

Composite Exhibit "B"

Legal Description and Sketch for Sewer Easement

SEE ATTACHED



SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: (10' UTILITY EASEMENT)**

PORTIONS OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 00°58'23" WEST, ALONG THE EAST LINE OF SAID WEST 1/2 FOR 70.94 FEET; THENCE SOUTH 88°54'30" WEST 5.06 FEET TO **POINT OF BEGINNING 'A'**; THENCE CONTINUE SOUTH 88°54'30" WEST 12.75 FEET; THENCE NORTH 01°05'30" WEST 10.00 FEET; THENCE NORTH 88°54'30" EAST 2.75 FEET; THENCE NORTH 01°05'30" WEST 134.04 FEET; THENCE SOUTH 89°34'05" WEST 7.95 FEET; THENCE NORTH 00°25'55" WEST 10.00 FEET; THENCE NORTH 89°34'05" EAST 7.87 FEET; THENCE NORTH 00°37'15" WEST 271.23 FEET; THENCE NORTH 90°00'00" WEST 7.49 FEET; THENCE NORTH 00°00'00" WEST 10.00 FEET; THENCE NORTH 90°00'00" EAST 7.38 FEET; THENCE NORTH 00°37'15" WEST 133.07 FEET TO A REFERENCE POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW 4TH STREET, LYING 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 89°25'25" EAST ALONG SAID PARALLEL LINE 10.00 FEET; THENCE SOUTH 00°37'15" EAST 419.27 FEET; THENCE SOUTH 01°05'30" EAST 148.98 FEET TO **POINT OF BEGINNING 'A'**.

TOGETHER WITH:

**COMMENCING** AT THE AFOREMENTIONED REFERENCE POINT; THENCE SOUTH 89°25'25" WEST ALONG THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE AND PARALLEL LINE 361.40 FEET TO **POINT OF BEGINNING 'B'**; THENCE SOUTH 00°26'34" EAST 69.41 FEET; THENCE SOUTH 89°33'26" WEST 10.00 FEET; THENCE NORTH 00°26'34" WEST 69.39 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND PARALLEL LINE; THENCE NORTH 89°25'25" EAST ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL LINE 10.00 FEET TO **POINT OF BEGINNING 'B'**.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING A TOTAL OF 6,558 SQUARE FEET, MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF SE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST BEING N89°25'25"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.

CLIENT: PROCIDA DEVELOPMENT GROUP

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 71630

DATE: 7/20/23

10' UTILITY EASEMENT

1501 SW 6TH STREET, HOMESTEAD

MIAMI-DADE COUNTY, FLORIDA 33030

SHEET 1 OF 2

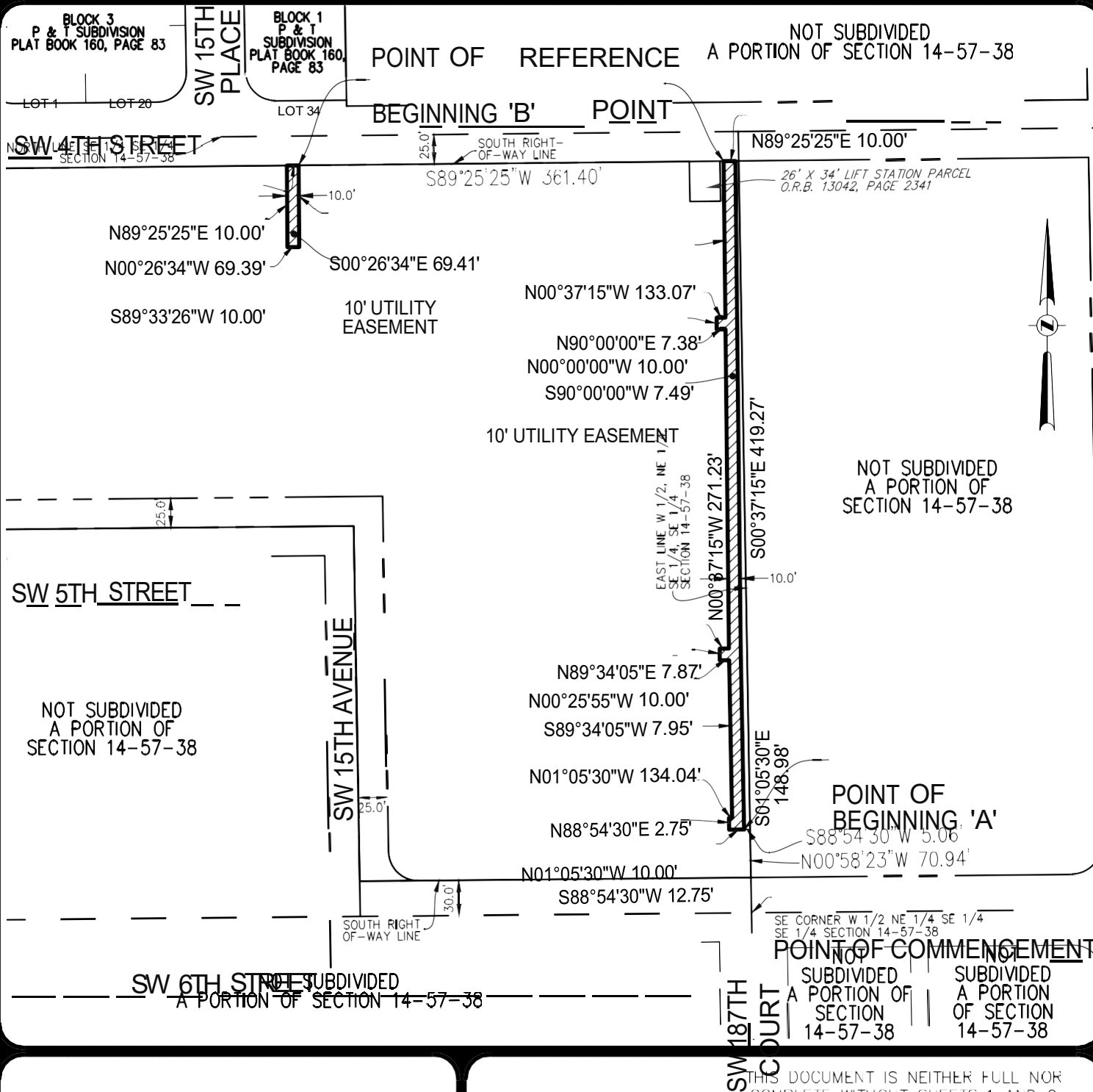
THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
STATE OF FLORIDA

MDC019



TELEPHONE: (954) 572-1777 • E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com)  
 CERTIFICATE OF AUTHORIZATION LB#3870



10' UTILITY EASEMENT

O.R.B. OFFICIAL RECORDS BOOK

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 2 OF 2

LEGEND & ABBREVIATIONS:

CL