

MEMORANDUM

Agenda Item No. 8(O)(6)

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

DATE: June 26, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing conveyance of a 100 square foot non-exclusive easement to Florida Power and Light Company for a nominal amount of \$1.00 to install and maintain electrical power facilities for the Water and Sewer Department's Pump Station No. 0017, located at 2440 N.W. 63 Street, Miami, Florida; and authorizing the County Mayor to execute the easement and to exercise all provisions contained therein

Resolution No. R-617-25

The accompanying resolution was prepared by the Water and Sewer Department and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: June 26, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Authorizing Conveyance of a Non-Exclusive Utility Easement to Florida Power & Light Company for the Installation and Maintenance of Electrical Services to serve Pump Station 0017 located at 2440 N.W. 63 Street

Executive Summary

This item seeks authorization from the Board of County Commissioners (Board) for the conveyance of a 100 square foot non-exclusive utility easement to Florida Power & Light Company (FPL) for the provision of electrical services to the Miami-Dade Water and Sewer Department's (WASD) Pump Station 0017 (PS0017). PS0017 is located on County-owned property managed by the Miami-Dade Housing and Community Development Department at 2440 N.W. 63 Street, Miami, Florida. A copy of the non-exclusive utility easement (Easement) is attached hereto as Exhibit 1.

Recommendation

It is recommended that the Board approve the attached resolution that authorizes the conveyance of the Easement to FPL. The Easement will allow FPL to increase the service voltage from 240 volts to 480 volts, which will enable WASD to upgrade PS0017 and improve its capacity to handle the growing sewer flow in the surrounding area. The existing pump station, which has reached the end of its useful life, will be replaced at the same location.

Scope

The proposed Easement is on the site of PS0017, which is located at 2440 N.W. 63 Street, Miami, Florida, under Folio No. 30-3115-000-0151, and is within Commission District 3, which is represented by Commissioner Keon Hardemon.

Fiscal Impact / Funding Source

There is no fiscal impact to the County as a result of providing this Easement. FPL will pay the nominal sum of \$1.00 for the Easement and will bear all costs for installing, operating, and maintaining the necessary electrical facilities within the Easement, including cables, conduits, and appurtenant equipment. A copy of the Property Appraisal Report for the parcel is attached hereto as Exhibit 2. FPL will also pay the recording fees to record this Easement.

Track Record/Monitor

WASD Deputy Director of Operations, Billie Jo McCarley, will oversee conveyance of the Easement to FPL.

Delegation of Authority:

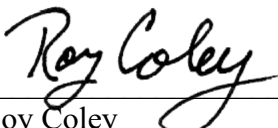
This item authorizes the County Mayor or County Mayor's designee to execute the Easement, to record the necessary documents in the Public Records of Miami-Dade County, to provide a copy of the Easement to the Clerk of the Board, and to exercise any and all other rights conferred in the Easement.

Background:

PS0017 will be replaced and upgraded to improve operations and curtail the excessive maintenance and operational costs that have been required as the existing pump station has deteriorated. To support the new pump station, FPL has requested a 100 square foot easement on which it will install the facilities required to provide power to the new pump station, including wires, poles, cables, conduits and related equipment. The Easement will allow FPL to increase voltage from 240 volts to 480 volts and to access the area for purposes of installing, operating, maintaining, and upgrading utility facilities.

As required by Resolution No. R-504-15, the only visible elements within the Easement will be an above ground transformer mounted on a concrete pad, which will be screened from view by landscaping and will, therefore, not adversely impact the surrounding area.

In accordance with Resolution No. R-380-17, written notice was provided to the District Commissioner.



Roy Coley
Chief Utilities and Regulatory Services Officer

EXHIBIT 1

Work Request No. _____

Sec. 15, TWN 53S, RGE 41E

Parcel I.D. 30-3115-000-0151

(Maintained by County

Appraiser)

**NON-EXCLUSIVE UTILITY
EASEMENT
(BUSINESS)**

By: This Instrument Prepared
Miami-Dade Water and Sewer
Department

Address: 3071 SW 38 Avenue, #152
Miami, Florida 33146

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 gives to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive utility easement forever for the construction, operation and maintenance of electric utility service lines to be installed from time to time to provide electric service to the County's Pump Station No. 0017, located at 2440 N.W. 63 Street, Miami, FL 33147 identified on Exhibit "A"; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such service lines or any of them within the easement area described on:

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 for Pump Station No. 0017 located at 2440 N.W. 63 Street identified on Exhibit "A"; 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; while still maintaining vegetative screening around the above ground electrical pole and transformer in accordance with Resolution No. R-504-15; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights herein 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 _____ day of _____, 20____,

ATTEST: JUAN FERNANDEZ-BARQUIN
CLERK OF THE BOARD AND COMPTROLLER

MIAMI-DADE COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____ By: _____
Deputy Clerk County Mayor

The foregoing was authorized and approved by Resolution _____ of the Board of
County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 20____,

**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 _____, 20____, by _____ who is personally known to me or who has produced _____ as identification.

Approved for Form and Legal Sufficiency

NOTARY PUBLIC:

Assistant County Attorney

sign _____
print _____
State of Florida at Large (Seal)
My Commission Expires: _____

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
EXHIBIT 'A'
LOCATION MAP
MIAMI-DADE COUNTY
SEC15. TWP 53S. RGE. 41E.



**THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS**

N.T.S.

SURVEYOR NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. SURVEY REFERENCES:
LOW RENT HOUSING PROJECT FLA. 5-9 (P.B 72 PG 78)
REVISED PLAT OF 62nd STREET MANOR (P.B 35 PG 10)
62nd STREET MANOR (P.B 24 PG 11)
RESUBDIVISION OF ORANGE RIDGE PARK (P.B 12 PG 18)
ORB 3817 PG 186
7. SINCE NO OTHER INFORMATION WAS FURNISHED OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

Jose Batista
2/10/2025
Jose Batista, P.S.M.
Professional Surveyor and Mapper
State of Florida - License #16,677
3575 S. Le Jeune Rd. Miami, FL 33133
WASO (786) 268-5196

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

ABBREVIATIONS

R/W:	RIGHT OF WAY
ORB:	OFFICIAL RECORDS BOOK
P.B:	PLAT BOOK
PG:	PAGE
N.T.S:	NOT TO SCALE
P:	PROPERTY LINE
C:	CENTER LINE
R/W:	RIGHT OF WAY
FP&L:	FLORIDA POWER AND LIGHT COMPANY

NOTICE:

THIS DOCUMENT IS NOT VALID, FULL AND COMPLETE WITHOUT ALL PAGES.

THIS IS NOT A BOUNDARY SURVEY
LEGAL DESCRIPTION AND SKETCH FOR
PROPOSED PERMANENT FP&L EASEMENT
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: 01.07.2025

SCALE: N.T.S.

DRAWN BY: P.H.

S-530 1 of 3

MDC005

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
EXHIBIT 'A'
LOCATION MAP
MIAMI-DADE COUNTY
SEC15. TWP 53S. RGE. 41E.



**THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS**

LEGAL DESCRIPTION:

A PARCEL OF LAND 10 FEET WIDE BY 10 FEET IN LENGTH FOR A FLORIDA POWER AND LIGHT COMPANY PERMANENT EASEMENT WHICH IS A PORTION OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 10 FEET OF THE WEST 10 FEET OF THE EAST 35 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST.

CONTAINING 100 SQUARE FEET OR 0.002 ACRES, MORE OR LESS, BY COMPUTATIONS.


Jose Batista, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL 33133
WASD (786) 268-5196

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY
LEGAL DESCRIPTION AND SKETCH FOR
PROPOSED PERMANENT FP&L EASEMENT
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: 01.07.2025

SCALE: N.T.S.

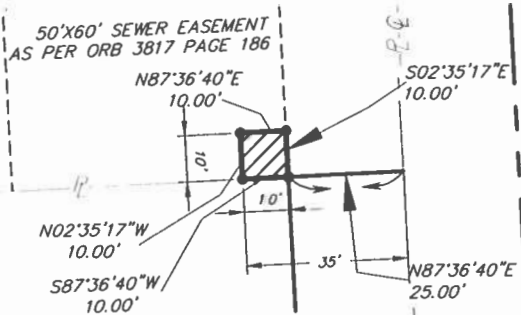
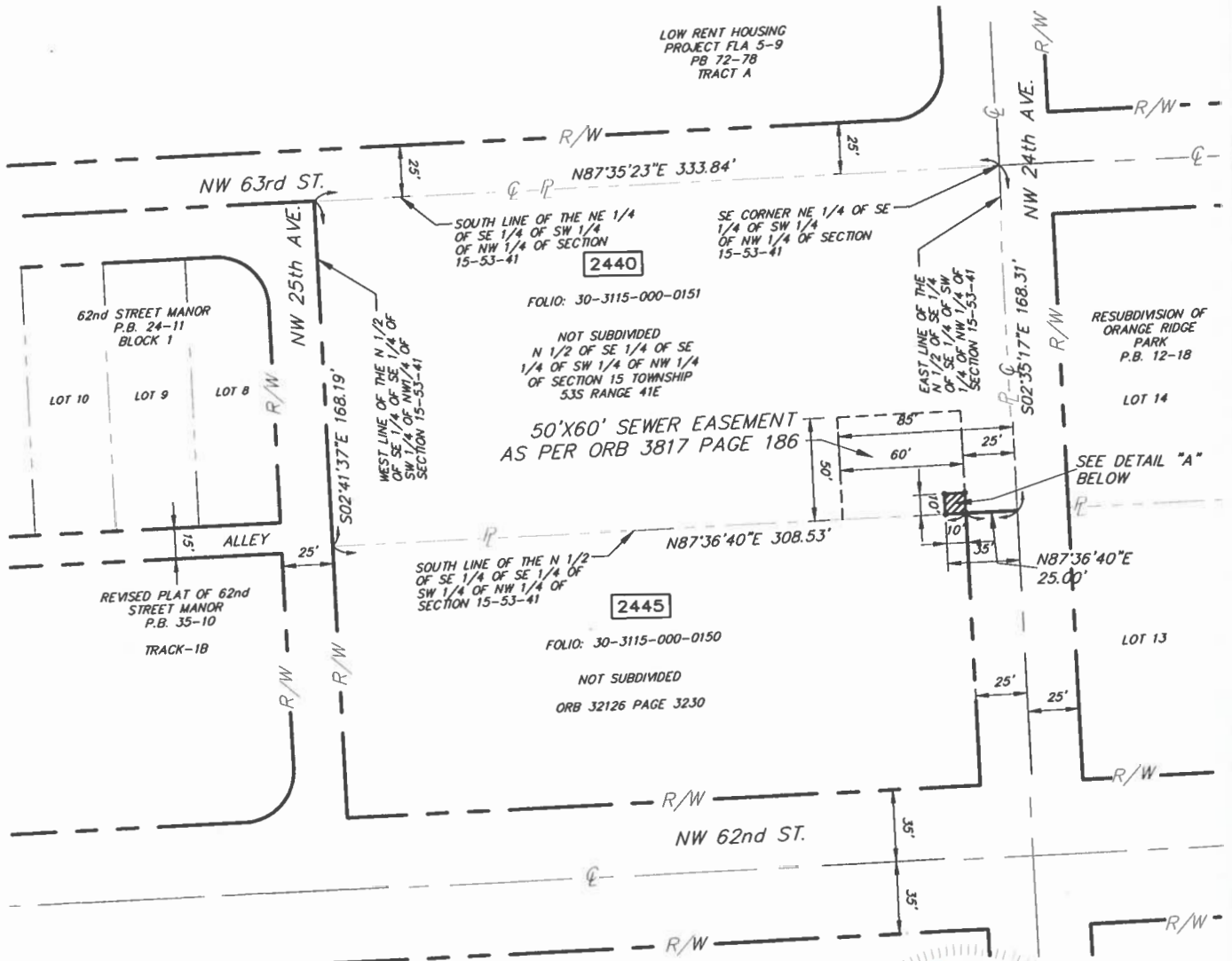
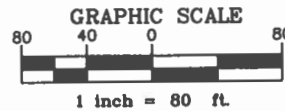
DRAWN BY: P.H.

S-530 2 of 3



THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
EXHIBIT 'A'
LOCATION MAP
MIAMI-DADE COUNTY
SEC15. TWP 53S. RGE. 41E.



DETAIL "A"

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

Jose Batiola
2/16/2025
Jose Batiola, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL 33133
WASD (786) 268-5196

THIS IS NOT A BOUNDARY SURVEY
LEGAL DESCRIPTION AND SKETCH FOR
PROPOSED PERMANENT FP&L EASEMENT
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: 01.07.2025

SCALE: N.T.S.

DRAWN BY: P.H.

S-530 3 of 3

EXHIBIT 2



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

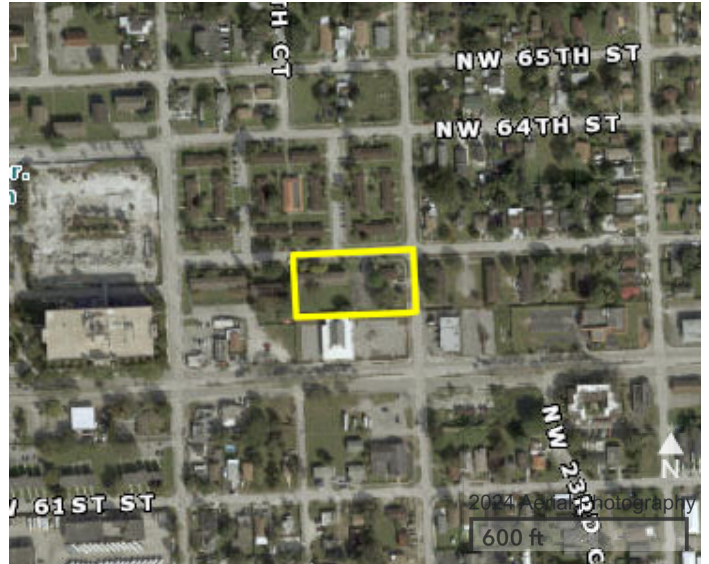
Generated On: 01/21/2025

PROPERTY INFORMATION	
Folio	30-3115-000-0151
Property Address	2440 NW 63 ST MIAMI, FL 33147-7779
Owner	MIAMI-DADE COUNTY , MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136
Primary Zone	6051 UC EDGE - MIXED USE CORRIDOR (MC) 4 MAX HT
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	9,013 Sq.Ft
Living Area	8,965 Sq.Ft
Adjusted Area	7,488 Sq.Ft
Lot Size	54,450 Sq.Ft
Year Built	1966

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,633,500	\$1,633,500	\$1,089,000
Building Value	\$365,032	\$342,217	\$341,846
Extra Feature Value	\$17,224	\$17,441	\$17,658
Market Value	\$2,015,756	\$1,993,158	\$1,448,504
Assessed Value	\$927,366	\$843,060	\$766,419

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,088,390	\$1,150,098	\$682,085
County	Exemption	\$927,366	\$843,060	\$766,419
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
15 53 41 1.25 AC	
N1/2 OF SE1/4 OF SE1/4 OF SW1/4	
OF NW1/4	
LOT SIZE 54450 SQUARE FEET	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$927,366	\$843,060	\$766,419
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$2,015,756	\$1,993,158	\$1,448,504
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$927,366	\$843,060	\$766,419
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>



MEMORANDUM (Revised)

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

DATE: June 26, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(O)(6)

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 ____, majority plus one ____, 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) ____, 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(O)(6)
6-26-25

RESOLUTION NO. R-617-25

RESOLUTION AUTHORIZING CONVEYANCE OF A 100 SQUARE FOOT NON-EXCLUSIVE EASEMENT TO FLORIDA POWER AND LIGHT COMPANY FOR A NOMINAL AMOUNT OF \$1.00 TO INSTALL AND MAINTAIN ELECTRICAL POWER FACILITIES FOR THE WATER AND SEWER DEPARTMENT'S PUMP STATION NO. 0017, LOCATED AT 2440 N.W. 63 STREET, MIAMI, FLORIDA; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE EASEMENT AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN

WHEREAS, the Miami-Dade Water and Sewer Department (WASD) must upgrade Pump Station 0017, which is located at 2440 N.W. 63 Street, Miami, Florida (Folio No. 30-3115-000-0151); and

WHEREAS, the new Pump Station 0017 will require improved electrical power in order to increase its capacity to handle growing sewer flow from the City of Hialeah service area; and

WHEREAS, Florida Power and Light Company (FPL) has agreed to provide electrical power facilities to the new Pump Station 0017 in exchange for an easement that allows it to access, install and maintain the electrical facilities; and

WHEREAS, the non-exclusive easement is for electrical service that includes underground lines, which will not adversely impact the surrounding area; and

WHEREAS, in accordance with Resolution No. R-504-15, the only visible element of the new FPL facilities will be an above ground transformer that will be screened from public view by landscaping; and

WHEREAS, the Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated by reference,

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

Section 1. Incorporates and approves the foregoing recitals, as if fully set forth herein.

Section 2. Authorizes the conveyance of a non-exclusive easement to FPL, in substantially the form attached to the accompanying Mayor’s Memorandum as Exhibit “1,” for a nominal amount of \$1.00 for the purpose of allowing FPL to install and maintain electrical power facilities that will exclusively serve the new Pump Station 0017.

Section 3. Authorizes the County Mayor or County Mayor’s designee to execute the easement and to exercise all provisions contained therein.

Section 4. Pursuant to Resolution No. R-974-09: (1) directs the County Mayor or County Mayor’s designee to record the easement in the Public Records of Miami-Dade County, Florida, and to provide a recorded copy of the instrument to the Clerk of the Board within 30 days of recordation of the easement; and (2) directs the Clerk of the Board to attach and permanently store a recorded copy together with this Resolution.

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

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	aye	Eileen Higgins	absent
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 26th day of June, 2025. 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.

SED

Sarah E. Davis

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

CFN: 20250582388 BOOK 34873 PAGE 2090
DATE: 07/30/2025 10:24:27 AM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Work Request No. _____

**NON-EXCLUSIVE UTILITY
EASEMENT
(BUSINESS)**

Sec. 15, TWN 53S, RGE 41E
Parcel I.D. 30-3115-000-0151
(Maintained by County
Appraiser)

By: This Instrument Prepared
Miami-Dade Water and Sewer
Department
Address: 3071 SW 38 Avenue, #152
Miami, Florida 33146

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 gives to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive utility easement forever for the construction, operation and maintenance of electric utility service lines to be installed from time to time to provide electric service to the County's Pump Station No. 0017, located at 2440 N.W. 63 Street, Miami, FL 33147 identified on Exhibit "A", with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such service lines or any of them within the easement area described on:

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 for Pump Station No. 0017 located at 2440 N.W. 63 Street identified on Exhibit "A"; 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; while still maintaining vegetative screening around the above ground electrical pole and transformer in accordance with Resolution No. R-504-15; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights herein 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 23 day of July, 2025,

ATTEST: JUAN FERNANDEZ-BARQUIN
CLERK OF THE BOARD AND COMPTROLLER

MIAMI-DADE COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

Signature: Olga Valverde Deputy Clerk
Print Name: Olga Valverde e18183 Date 07/23/2025

By: Roy Coley for
County Mayor



Witness Signature: Joann Brito
Print Name: JOANN BRITO
Address: 3071 SW 38 AVE, Miami, FL
Witness Signature: Ron J. Santisteban-Licea
Print Name: Ron J. Santisteban-Licea
Address: 3071 SW 38 AVE
Miami, FL 33146

The foregoing was authorized and approved by Resolution R-617-25 of the Board of County Commissioners of Miami-Dade County, Florida, on the 26 day of June, 20 25

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of July, 2025, by Roy Coley who is personally known to me or who has produced as identification

Approved for Form and Legal Sufficiency

Sarah Egan's Dush 7/18/25
Assistant County Attorney

NOTARY PUBLIC:

sign

print

State of Florida at Large (Seal)

My Commission Expires: 6/10/27



**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
EXHIBIT 'A'
LOCATION MAP
MIAMI-DADE COUNTY
SEC15. TWP 53S. RGE. 41E.**



**THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS**

N.T.S.

SURVEYOR NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.

4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

5. SURVEY REFERENCES:

LOW RENT HOUSING PROJECT FLA. 5-9 (P.B. 72 PG 78)
REVISED PLAT OF 62nd STREET MANOR (P.B. 35 PG 10)
62nd STREET MANOR (P.B. 24 PG 11)
RESUBDIVISION OF ORANGE RIDGE PARK (P.B. 12 PG 18)
ORB 3817 PG 186

7. SINCE NO OTHER INFORMATION WAS FURNISHED OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

Joe Battista
07/24/2025

Joe Battista, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3676 S. Le Jeune Rd. Miami, FL 33133
WASD (708) 268-5106

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

ABBREVIATIONS

R/W:	RIGHT OF WAY
ORB:	OFFICIAL RECORDS BOOK
P.B.:	PLAT BOOK
PG:	PAGE
N.T.S.:	NOT TO SCALE
EL:	PROPERTY LINE
CL:	CENTER LINE
R/W:	RIGHT OF WAY

NOTICE:

THIS DOCUMENT IS NOT VALID, FULL AND COMPLETE WITHOUT ALL PAGES.

**THIS IS NOT A BOUNDARY SURVEY
LEGAL DESCRIPTION AND SKETCH FOR
PROPOSED PERMANENT FPL EASEMENT
MIAMI-DADE COUNTY, FLORIDA**

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: 01.07.2025

SCALE: N.T.S.

DRAWN BY: P.H.

S-530 1 of 3

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
EXHIBIT 'A'
LOCATION MAP
MIAMI-DADE COUNTY
SEC15. TWP 53S. RGE. 41E.**



**THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS**

LEGAL DESCRIPTION:

A PARCEL OF LAND 10 FEET BY 10 FEET FOR A FLORIDA POWER AND LIGHT COMPANY PERMANENT EASEMENT WHICH IS A PORTION OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 10 FEET OF THE WEST 10 FEET OF THE EAST 35 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST.

CONTAINING 100 SQUARE FEET OR 0.002 ACRES, MORE OR LESS, BY COMPUTATIONS.

Jose Buñeta
07/24/2025

Jose Buñeta, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Juere Rd. Miami, FL 33133
WASD (706) 268-5186

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

**THIS IS NOT A BOUNDARY SURVEY
LEGAL DESCRIPTION AND SKETCH FOR
PROPOSED PERMANENT EASEMENT
MIAMI-DADE COUNTY, FLORIDA**

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: 01.07.2025

SCALE: N.T.S.

DRAWN BY: P.H.

S-530 2 of 3

S-530 3 of 3