

MEMORANDUM

Agenda Item No. 14(A)(4)

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

DATE: December 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing conveyance of a non-exclusive easement to Florida Power and Light Company ("FPL") for a nominal sum of \$1.00 to install, operate, and maintain electrical power facilities at the Dadeland North Metrorail Station garage located at or near 8310 S. Dixie Highway, Miami, Florida; and authorizing the County Mayor to amend Exhibit A to the easement under certain circumstances, to execute the easement conveyance, and to take all actions to effectuate same and exercise all provisions contained therein

Resolution No. R-1233-25

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.


Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: December 16, 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 and Power and Light Company to Provide Electrical Service to the Dadeland North Metrorail Station

Executive Summary

The purpose of this item is to gain approval of the Board of County Commissioners (Board) for conveyance of a non-exclusive utility easement to Florida Power and Light Company (FPL) for \$1.00 for installation, operation, and maintenance of electric power service to the Dadeland North Metrorail Station.

Recommendation

It is recommended that the Board authorize the conveyance of a non-exclusive utility easement to FPL to provide for the installation, construction, operation, and maintenance of the relocated power lines to the Dadeland North Metrorail Station.

Scope

The Dadeland North Metrorail Station is located in District 7, represented by Commissioner Raquel Regalado.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to execute the easement conveyance, to exercise all provisions contained therein, and to amend Exhibit "A" of the easement to revise the survey and legal description of the easement area to conform with the as-built location of the utility facilities so long as the utility facilities have been positioned within 25 feet of the originally proposed location and the total area is no greater than 25 percent of the originally proposed easement area.

Fiscal Impact/Funding Source

The easements will be conveyed to FPL for a nominal sum of \$1.00. There are no other fiscal impacts to Miami-Dade County associated with the conveyance of the easements.

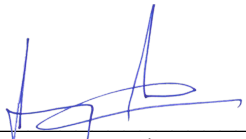
Track Record/Monitor

The person responsible for monitoring the proposed easement is Javier Bustamante, Assistant Director of Transit Project Management and Support Services for the Department of Transportation and Public Works.

Background

Since its completion in 1983, the Dadeland North Metrorail Station's use has increased dramatically. Due to this increase in ridership at this station, the existing bank of elevators does not

provide an acceptable level of service during peak hours. Through continuous use, high traffic, and direct exposure to outdoor elements, it is imperative that the parking garage undergo comprehensive rehabilitation of structural, mechanical, electrical, plumbing, and architectural elements to address patrons' needs as well as safety concerns. A 2005 Dadeland North Metrorail Station Parking structure study recommended adding two elevators to the existing parking facility. A project is underway (including design, construction, and inspection activities) to add the two additional elevators to the Dadeland North Metrorail Station. Due to the location of those new elevators, it is necessary to relocate existing FPL power lines. FPL requires a non-exclusive easement conveyance to FPL for the installation of the new power lines.



Jimmy Morales
Chief Operating Officer

Memorandum



Date: December 2, 2025

To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners

From: Stacy L. Miller, P.E., Director and CEO
Department of Transportation and Public Works

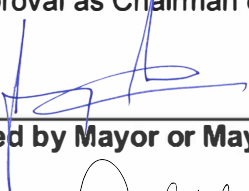
Subject: Request to Process Late Departmental Agenda Item

I respectfully request that the following item be placed on a December 2025 Committee Cycle meeting agenda of the Board of County Commissioners:

RESOLUTION AUTHORIZING CONVEYANCE OF A NON-EXCLUSIVE EASEMENT TO FLORIDA POWER AND LIGHT COMPANY ("FPL") FOR A NOMINAL SUM OF \$1 TO INSTALL, OPERATE, AND MAINTAIN ELECTRICAL POWER FACILITIES AT THE DADELAND NORTH METRORAIL STATION GARAGE LOCATED AT OR NEAR 8310 S. DIXIE HIGHWAY, MIAMI, FLORIDA; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO AMEND EXHIBIT A TO THE EASEMENT UNDER CERTAIN CIRCUMSTANCES, TO EXECUTE THE EASEMENT CONVEYANCE, AND TO TAKE ALL ACTIONS TO EFFECTUATE SAME AND EXERCISE ALL PROVISIONS CONTAINED THEREIN

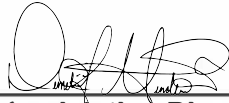
Although this item was submitted after the noticed deadline and provided late to the Agenda Coordination Office, it is essential that it be considered within the December cycle. A project is underway (including design, construction, and inspection activities) to add the two additional elevators to the Dadeland North Metrorail Station. Due to the location of those new elevators, it is necessary to relocate existing FPL power lines. The immediate placement of this item for December Committee is necessary because there are no scheduled Committee meetings in January 2026, and approval would otherwise be delayed until late February 2026 at the earliest. Failure to obtain timely Board approval would result in time and cost impacts to the construction project.

Please process this request notwithstanding the potential applicability of the Three-Day Rule. I understand that placement is subject to approval by the Chair of the Committee of jurisdiction, your approval as Chairman of the Board, and review by the Office of the County Attorney.


Approved by Mayor or Mayor's Designee

Jimmy Morales

Print Name


Approved by Legislative Director or Designee

Demetria Henderson

Print Name

c: Geri Bonzon-Keenan, County Attorney
CAOagenda@miamidade.gov
Eugene Love, Agenda Coordinator



MEMORANDUM (Revised)

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

DATE: December 16, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(4)

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. 14(A)(4)
12-16-25

RESOLUTION NO. R-1233-25

RESOLUTION AUTHORIZING CONVEYANCE OF A NON-EXCLUSIVE EASEMENT TO FLORIDA POWER AND LIGHT COMPANY (“FPL”) FOR A NOMINAL SUM OF \$1.00 TO INSTALL, OPERATE, AND MAINTAIN ELECTRICAL POWER FACILITIES AT THE DADELAND NORTH METRORAIL STATION GARAGE LOCATED AT OR NEAR 8310 S. DIXIE HIGHWAY, MIAMI, FLORIDA; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO AMEND EXHIBIT A TO THE EASEMENT UNDER CERTAIN CIRCUMSTANCES, TO EXECUTE THE EASEMENT CONVEYANCE, AND TO TAKE ALL ACTIONS TO EFFECTUATE SAME 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 this Board:

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

Section 2. Approves the conveyance of a non-exclusive easement, in substantially the form attached hereto, to Florida Power and Light Company (“FPL”) for \$1.00 to install, operate, and maintain electrical power facilities for the purpose of providing electrical service to the Dadeland North Metrorail Station garage located at or near 8310 S. Dixie Highway, Miami, Florida (the “Easement”).

Section 3. Authorizes the County Mayor or County Mayor’s designee to execute the Easement for and on behalf of Miami-Dade County, exercise all provisions contained therein, to take all actions to effectuate same, and to amend Exhibit A to the Easement, to revise the survey

and legal description of the easement area to conform with the as-built locations of the utility facilities so long as the utility facilities have been positioned within 25 feet of the originally proposed locations and the total area is no greater than 25 percent of the originally proposed easement area.

Section 4. Directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record the easement and any amendments thereto, as referenced in Section 3 above, in the public records of the County and provide a recorded copy to the Clerk of the Board within 30 days of execution of said instruments and directs the Clerk of the Board to permanently store the recorded copies with this resolution.

The foregoing resolution was offered by Commissioner **Vicki L. Lopez** , who moved its adoption. The motion was seconded by Commissioner **Roberto J. Gonzalez** 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	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of December, 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.

A handwritten signature in dark ink, appearing to read "B. Z.", is written over a horizontal line.

Annery Pulgar Alfonso
Bruce Libhaber

**UNDERGROUND EASEMENT
(BUSINESS)**

This Instrument Prepared By

Work Request No.

Sec.2 35 Twp 54S Rge
40E

Name:
Co. Name:

Parcel I.D.30-4035-000-1056

Address:

Maintained by County Appraiser)

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and to remove such facilities within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" depicting the easement area as the area described as "FPL Easement" hereinafter the "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 FPL's electric service; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights herein above granted within the Easement Area, over, along, under and across the roads, streets or highways through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2025.

Signed, sealed and delivered in the presence of:

Grantor:

MIAMI-DADE COUNTY, a political subdivision of the State of Florida

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

(Witness' Signature)

Print Name: _____

Print Address: _____

ATTEST:

Juan Fernandez-Barquin, Clerk

By: _____

Print Name: _____

Print Title: _____

Print Address: _____

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY**

By: _____

Name: _____

Title: _____

STATE OF FLORIDA AND COUNTY OF MIAMI-DADE. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this ____ day of _____ 2025, by the _____ of Miami-Dade County, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.

(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

MDC009

EXHIBIT "A"
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
FOLIO NO. 30-4035-000-1056

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983. A BEARING OF N47°47'36"E WAS ESTABLISHED ALONG THE CENTER LINE OF THE S.R. 5 / U.S. 1 / SOUTH DIXIE HIGHWAY
- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, REFERENCED IN RULE 5J 17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTIONS 472.027, FLORIDA STATUTES.
- NOT A BOUNDARY SURVEY
- THE INTENT OF THIS FPL EASEMENT IS TO RELOCATE AN EXISTING DUCT BANK.
- THE EASEMENT STRIP AS SHOWN HEREIN FORMS A CLOSED GEOMETRIC FIGURE.

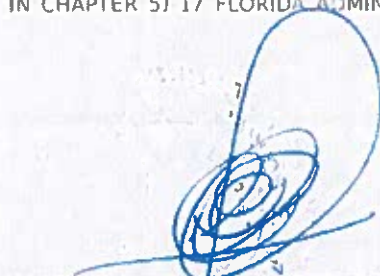
ABBREVIATIONS:

PG = DENOTES PAGE
P.B. = DENOTES PLAT BOOK
P.O.C. = DENOTES POINT OF COMMENCEMENT

P.O.B. = DENOTES POINT OF BEGINNING
P.O.T. = DENOTES POINT OF TERMINATION
R/W = DENOTES RIGHT OF WAY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I FURTHER CERTIFY THAT SAID SKETCH IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS IN CHAPTER 5J 17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



CARLOS E. ALONSO
PROFESSIONAL SURVEYOR AND MAPPER No 6669
STATE OF FLORIDA

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.
EACH SHEET AS INCORPORATED THEREIN SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOT A SURVEY

NOTICE. NOT FULL AND COMPLETE WITHOUT ALL SHEETS

MANUEL G. VERA AND ASSOCIATES, INC.
ENGINEERS-SURVEYORS & MAPPERS
13960 S.W. 47th ST MIAMI, FLORIDA 33175
PHONE: (305) 221-6210 e-mail: calonso@mgvera.com

PROJECT NUMBER: 25-504

PROJECT TYPE: SKETCH & LEGAL DESCRIPTION

PROJECT NAME: NORTH DADELAND METRORAIL STATION

DATE 08-19-2025

SCALE

SHEET

DRAWN BY: M.C.T.

AS SHOWN

1 OF 4

EXHIBIT "A"
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
FOLIO NO. 30-4035-000-1056

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 54 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SE 1/4 OF SECTION 35; THENCE N87°33'34"E, ALONG THE SOUTH LINE OF SAID SE 1/4 OF SECTION 35 FOR A DISTANCE OF 120.79 FEET TO A POINT ON A LINE 58.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SOUTH DIXIE HIGHWAY (ALSO KNOWN AS S.R. NO.5); THENCE N47°47'36"E, ALONG SAID PARALLEL LINE FOR A DISTANCE OF 1581.11 FEET; THENCE N42°12'24"W, FOR A DISTANCE OF 100.00 FEET; THENCE N70°38'11"W, FOR A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S47°08'00"W, FOR A DISTANCE OF 12.00 FEET; THENCE N42°52'00"W, FOR A DISTANCE OF 6.05 FEET; THENCE S70°46'01"W, FOR A DISTANCE OF 6.76 FEET; THENCE S48°16'01"W, FOR A DISTANCE OF 42.94 FEET; THENCE S41°22'29"E, FOR A DISTANCE OF 1.61 FEET; THENCE S48°16'01"W, FOR A DISTANCE OF 101.89 FEET; THENCE S03°16'01"W, FOR A DISTANCE OF 15.88 FEET; THENCE S43°21'13"E, FOR A DISTANCE OF 5.14 FEET; THENCE S46°43'50"E, FOR A DISTANCE OF 12.00 FEET; THENCE N43°21'13"W, FOR A DISTANCE OF 12.00 FEET; THENCE N46°43'50"E, FOR A DISTANCE OF 10.52 FEET; THENCE N03°16'01"E, FOR A DISTANCE OF 14.73 FEET; THENCE N48°16'01"E, FOR A DISTANCE OF 104.38 FEET; THENCE S42°05'30"E, FOR A DISTANCE OF 1.61 FEET; THENCE N48°16'01"E, FOR A DISTANCE OF 43.49 FEET; THENCE N70°46'01"E, FOR A DISTANCE OF 6.09 FEET; THENCE N42°52'00"W, FOR A DISTANCE OF 2.90 FEET; THENCE N47°08'00"E, FOR A DISTANCE OF 12.00 FEET; THENCE S42°52'00"E, FOR A DISTANCE OF 12.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1132 SQUARE FEET MORE OR LESS

NOT A SURVEY

NOTICE: NOT FULL AND COMPLETE WITHOUT ALL SHEETS

MANUEL G. VERA AND ASSOCIATES, INC.
ENGINEERS-SURVEYORS & MAPPERS
13960 S.W. 47th ST MIAMI FLORIDA 33175
PHONE: (305) 221-6210 e-mail calonso@mgvera.com

PROJECT NUMBER: 25-504

PROJECT TYPE: SKETCH & LEGAL DESCRIPTION

PROJECT NAME: NORTH DADELAND METRORAIL STATION

DATE 08-19-2025

SCALE

SHEET

DRAWN BY: M.C.T.

AS SHOWN

2 OF 4

MDC011

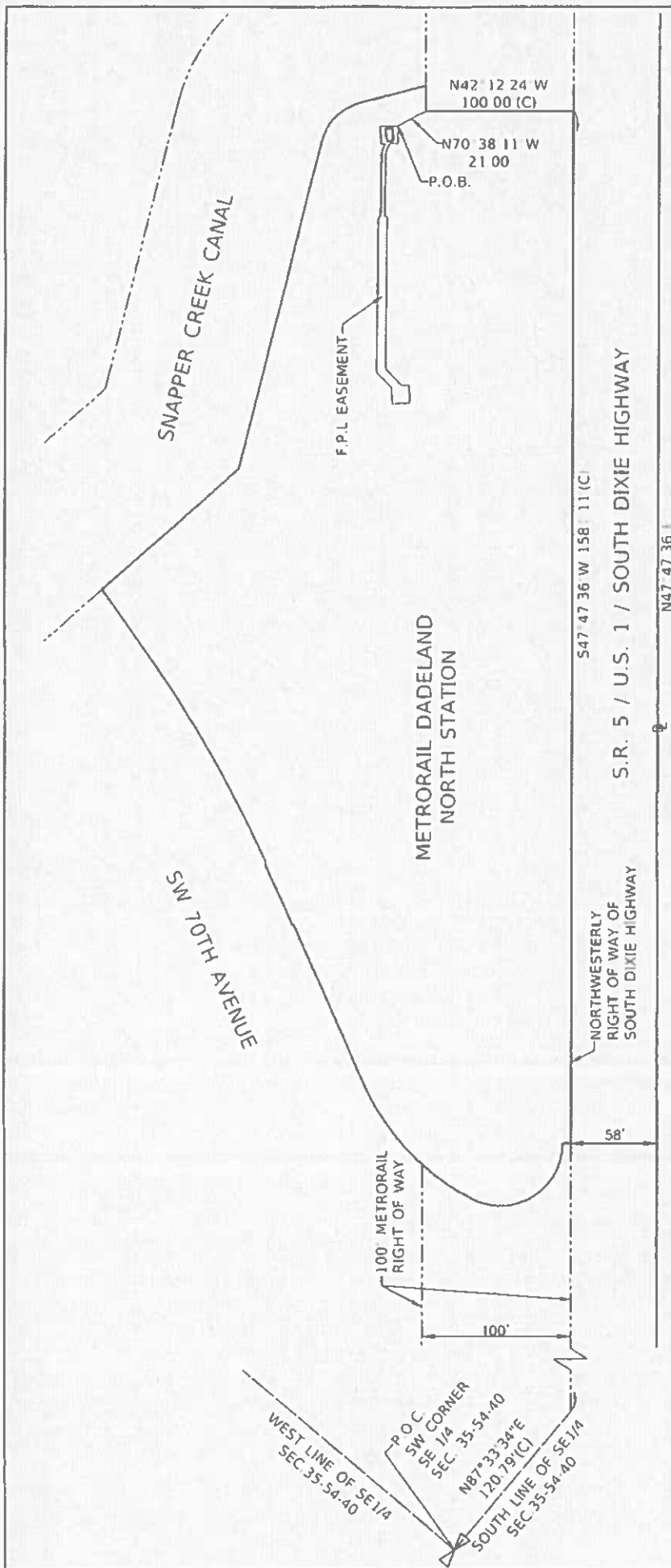
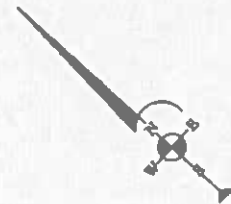
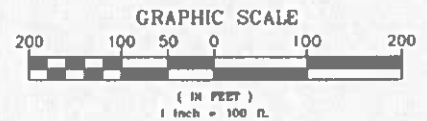


EXHIBIT "A"
 SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 FOLIO NO. 30-4035-000-1056



SEC 35-54S-40E

NOT A SURVEY
 LICENSED BUSINESS No.2439
 NOTICE: NOT FULL AND COMPLETE WITHOUT ALL SHEETS

MANUEL G.VERA AND ASSOCIATES, INC.
 ENGINEERS SURVEYORS & MAPPERS
 13960 SW 47th ST MIAMI, FLORIDA 33175
 PHONE: (305) 221-6210 e-mail: calonso@mgvera.com

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PROJECT TYPE: SKETCH & LEGAL DESCRIPTION		
PROJECT NAME: NORTH DADELAND METRORAIL STATION		
DATE: 08/19/2025	SCALE	SHEET
DRAWN BY: M.C.T	AS SHOWN	3 OF 4

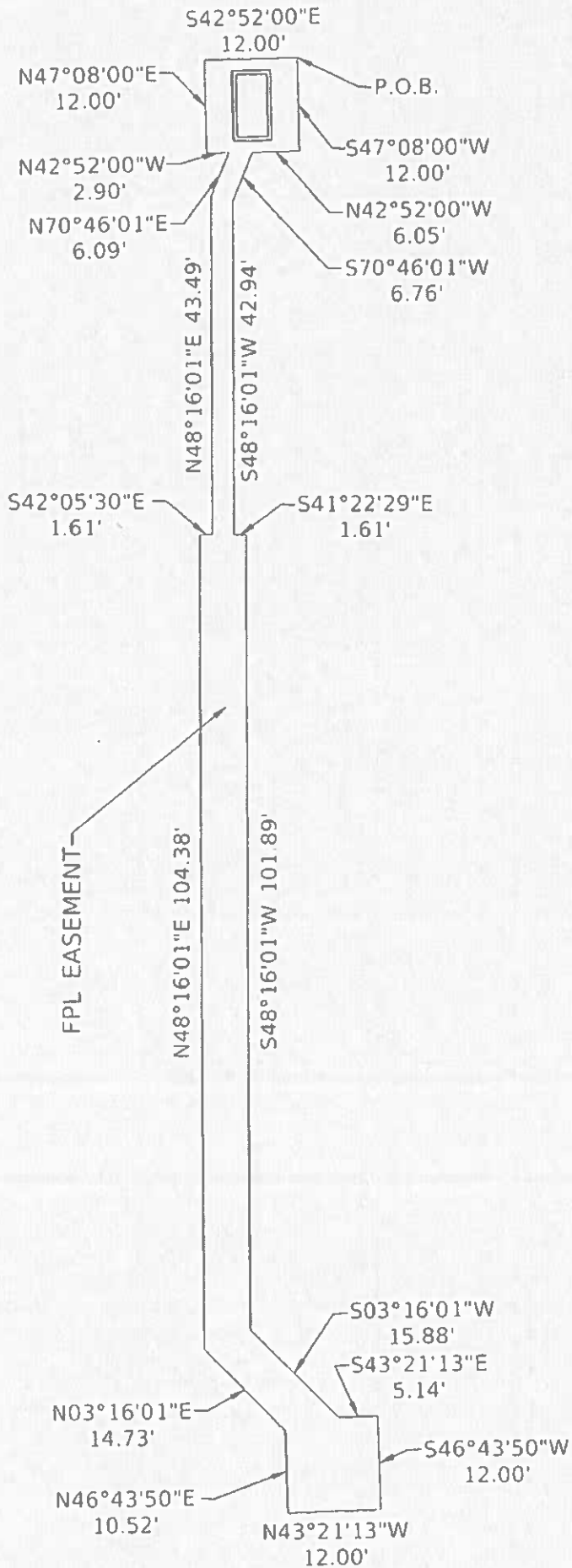
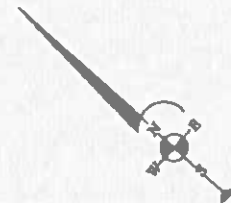
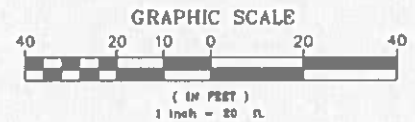


EXHIBIT "A"
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LEGAL DESCRIPTION
FOLIO NO. 30-4035-000-1056



SEC 35-54S-40E

NOT A SURVEY
LICENSED BUSINESS No 2439
NOTICE: NOT FULL AND COMPLETE WITHOUT ALL SHEETS

MANUEL G. VERA AND ASSOCIATES, INC.
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PROJECT NUMBER: 25-504		
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DATE: 08/19/2025	SCALE	SHEET
DRAWN BY: M.C.T.	AS SHOWN	4 OF 4