

Memorandum



Date: September 1, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Retroactively Approving and Authorizing the Execution of a License Agreement between Miami-Dade County and Kelco Dadeland Associates, Ltd.

Agenda Item No. 8(N)(7)

Resolution No. R-746-26

Executive Summary

The purpose of this item is to gain retroactive approval and authorization of the Miami-Dade Board of County Commissioners (Board) to waive formal bid procedures to execute a License Agreement between the County and Kelco Dadeland Associates, Ltd. (Kelco). The Agreement, effective retroactively to February 7, 2026, will allow Kelco to continue to use County-owned property located in proximity to the Dadeland North Metrorail Station right-of-way, specifically at the northeast corner of S.W. 70th Avenue and US-1, for the purpose of maintaining an illuminated directional sign and pay rent to the County. This Agreement replaces the previous license agreement that expired on February 6, 2026. Due to delays in the process related to the required surveying and appraisals, this item is being provided for retroactive consideration.

Under the Agreement, Kelco agrees to pay \$6,000 annually in rent to the County for the first year of the agreement with the rent increasing by three percent each year that the agreement remains in effect. The Agreement has an initial term of five years with four, five-year renewal terms for a total potential term of 25 years. If the agreement remains in effect for the full 25 years, the total rent to be paid to the County is estimated to be \$218,755.

This item requires the Board to waive formal bid procedures pursuant to Section 2-8.1(3) of the Miami-Dade County Code and Section 5.03(D) of the Home Rule Charter. In 1998, Ordinance No. 98-14 allowed directional signs within the Dadeland Subzone, including one for the Hampton Inn on property owned by Kelco. In 1999, the Downtown Kendall Urban Center District (the "DKUCD") was adopted, replacing the earlier ordinance and removing provisions that would allow such sign variances. When Kelco sought to install a directional sign in 2001, it was unable to obtain a building permit due to the superseding DKUCD regulations. In 2004, the Board granted Kelco vested rights under the original 1998 ordinance, allowing the directional sign to be erected within the rapid transit zone. A waiver of competitive bid procedures is in the best interest of the County because Kelco is the only entity legally authorized to place a sign in accordance with the zoning variance. Moreover, Kelco already installed the sign pursuant to the previous agreement and desires to retain the right to maintain the sign at that location.

Recommendation

It is recommended that the Board: (1) waive formal bid procedures; (2) approve the License Agreement; and (3) authorize the County Mayor or the County Mayor's designee to execute

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

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the agreement on behalf of the County and exercise all provisions of the agreement, including termination provisions.

Scope

The right-of-way area where the sign is located is in Commission District 7, represented by Commissioner Raquel A. Regalado.

Delegation of Authority

The County Mayor or the County Mayor's designee shall have the authority to execute the License Agreement on behalf of the County and to exercise the provisions contained therein, including termination provisions.

Fiscal Impact/Funding Source

The License Agreement requires Kelco to pay \$6,000 annually in rent to the County for the first year of the agreement with the rent increasing by three percent each year that the agreement remains in effect. The agreement has an initial term of five years, retroactive to February 7, 2026, with four, five-year renewal terms for a total potential term of twenty-five years. If the agreement remains in effect for the full twenty-five years, the total rent to be paid to the County is estimated to be \$218,755.

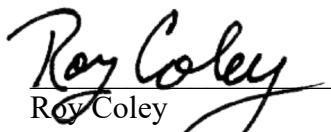
Track Record/Monitor

Department of Transportation and Public Works Assistant Director for Transit Project Management and Support Services, Javier Bustamante, will be responsible for monitoring the License Agreement.

Background

In February 2006, the County entered into a license agreement with Kelco which allowed Kelco to install and maintain an illuminated sign, which provides directions to its nearby Hampton Inn Hotel, in the Metrorail right-of-way on the northwest corner of U.S. 1 and SW 70th Avenue. That agreement expired on February 6, 2026, and Kelco desires to retain the right to maintain the sign at that location. Consequently, the County and Kelco have negotiated a new License Agreement. The new agreement will be retroactively effective to February 7, 2026, and has an initial term of five years with four, five-year renewal terms. However, the agreement also provides for the County to terminate the agreement, without cause, with 180 days' notice if the area where the sign is located is needed for any other purpose.

In order to receive a permit from the County to install the sign under the previous agreement, Kelco was required to obtain a zoning variance. Consequently, Kelco remains the only entity authorized to install and maintain a sign in this area, thereby precluding a competitive procurement process and necessitating a waiver of formal bid procedures for the County to enter into this new License Agreement with Kelco.


Roy Coley
Deputy Mayor



MEMORANDUM

(Revised)

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

DATE: September 1, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(7)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☒ Requires more than a majority vote (i.e., 2/3's present ☒, 2/3 membership ☐, 3/5's ☐, unanimous ☐, majority plus one ☐, CDMP 7 votes (majority of membership) ☐, CDMP 2/3 members present but not less than 7 votes (majority of membership) ☐, CDMP 9 votes (2/3 membership) ☐) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(7)
9-1-26

RESOLUTION NO. R-746-26

RESOLUTION WAIVING FORMAL BID PROCEDURES PURSUANT TO SECTION 2-8.1(B) OF THE CODE OF MIAMI-DADE COUNTY AND SECTION 5.03(D) OF THE HOME RULE CHARTER, BY A TWO-THIRDS VOTE OF BOARD MEMBERS PRESENT, AND APPROVING A RETROACTIVE LICENSE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND KELCO DADELAND ASSOCIATES, LTD., FOR A FIVE-YEAR TERM WITH FOUR FIVE-YEAR OPTIONS TO RENEW, INCLUSIVE OF AN ANNUAL RENT OF \$6,000.00, FOR USE OF MIAMI-DADE COUNTY REAL PROPERTY; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAID LICENSE AGREEMENT AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND RENEWAL PROVISIONS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying County Mayor's memorandum, a copy of which is incorporated herein by reference,

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

Section 1. The Board incorporates the foregoing recital and finds that it is in the best interest of Miami-Dade County to waive formal bid procedures by a two-thirds vote of the Board members present, pursuant to section 2-8.1(b) of the Code of Miami-Dade County and section 5.03(D) of the Home Rule Charter in connection with the approval of the License Agreement between Miami-Dade County and Kelco Dadeland Associates, Ltd. (Kelco).

Section 2. The Board approves the retroactive License Agreement between Miami-Dade County and Kelco Dadeland Associates, Ltd. (Kelco), in substantially the form attached hereto and made a part hereof, such that the License Agreement shall become effective retroactively to February 7, 2026, and rent to the County shall be paid retroactively to that date.

Section 3. The Board authorizes the County Mayor or County Mayor's designee to execute the License Agreement with Kelco for and on behalf of Miami-Dade County and to exercise all provisions contained therein, including termination and renewal provisions.

Section 4. The Board directs the County Mayor or County Mayor's designee to provide a copy of the license agreement to the Property Appraiser's Office.

The foregoing resolution was offered by Commissioner **Roberto J. Gonzalez** , who moved its adoption. The motion was seconded by Commissioner **Micky Steinberg** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of September, 2026. 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 "B. Libhaber", written over a horizontal line.

Bruce Libhaber

**DADELAND NORTH HOTEL DIRECTIONAL SIGN
LICENSE AGREEMENT**

THIS AGREEMENT made and entered into as of this ____ day of _____, 2026, by and between MIAMI-DADE COUNTY, a political subdivision of the State of Florida, through its Department of Transportation and Public Works ("Licensor") and KELCO DADELAND ASSOCIATES, LTD., a Florida Limited Partnership ("Licensee").

WITNESSETH:

- A. Licensor desires to grant to Licensee the right to use certain real property located in the Licensor's transit right-of-way located on the northeast corner of S.W. 70th Avenue and U.S. 1, as more fully described in the legal description and accompanying sketch in Exhibit "A" attached hereto and made a part hereof, and Licensee desires to use said right-of-way in the manner hereinafter set forth;
- B. In January 1998, by Ordinance No. 98-14, the Miami-Dade County Board of County Commissioners (the "Board") permitted signs identifying and directing traffic flow in connection with any permitted use for proposed hotel development;
- C. In December 1999, by Ordinance No. 99-166, the Downtown Kendall Urban Center Zoning District superseded Ordinance 98-14 containing its own signage regulations and made no provisions for sign variances;
- D. In September 2004, by Resolution No. Z-31-04, the Board granted Kelco Dadeland Associates, Ltd., vested rights to erect a sign within the Rapid Transit Zone for the purpose of directing traffic flow and locating entrances and exits to a nearby property owned by Licensee on which the Licensee operates a hotel (the "Hotel Property");
- E. In January 2006, by Resolution No. R-54-06, the Board waived formal bid procedures and authorized the County Manager to execute a license agreement between Miami-Dade County and Kelco Dadeland Associates, Ltd. for use of real property for the sole purpose of maintaining an illuminated directional sign within the Rapid Transit Zone;
- F. In February 2006, Miami-Dade County and Kelco Dadeland Associates, Ltd entered into a license agreement (the "Original Agreement");
- G. The Original Agreement expires on February 6, 2026.
- H. The parties desire to enter into this Agreement for the purpose of maintaining the Directional Sign, as hereinafter defined, for the Hotel Property.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Terms of Agreement.

Subject to the terms of this Agreement, Licensee is granted the right to use Licensor's real property located in the Metrorail transit right-of-way located at the northeast corner of S.W. 70th Avenue and U.S. 1, in proximity to the Dadeland North Metrorail Station. This area will be used solely for the purpose of maintaining an illuminated hotel directional sign (the "Directional Sign"). Licensee will furnish, install (if needed), and maintain one (1) illuminated directional "Hampton Inn" sign, measuring four feet (4') high by five and one half feet (5 1/2') wide, electrically fed from a pole-mounted transformer in the area. Licensee is responsible for the operation, maintenance, repair, relocation, and removal of the Directional Sign fixtures. Licensee shall adhere to the liability insurance coverage pursuant to Section 17 of this Agreement. Licensee hereby confirms that it has the financial wherewithal to operate the Directional Sign in the License Area during the term of this Agreement. Pursuant to Sections 26 and 27 of this Agreement, Licensor may eliminate or change the location of the Directional Sign for which the Licensee is authorized to use under this Agreement.

2. License Area.

The License Area consists of approximately one hundred seventy six (176) square feet, on the northeast corner of S.W. 70th Avenue and U.S. 1 in the Metrorail right-of-way (Exhibit "A").

3. Agreement Term.

- (a) **Initial Term:** The initial term of this Agreement shall commence on February 7, 2026, which is the day following expiration of the Original Agreement (the "Commencement Date") and the term shall be for a period of five (5) years.
- (b) **Renewals:** The term of this Agreement shall be automatically renewed for four (4) five (5) year periods at the end of the initial term, provided that this Agreement has not been terminated by Licensor as the result of a default by Licensee which is not cured within the applicable grace period. If this Agreement shall be renewed, it shall be on the same terms and conditions set forth herein, as same may have been amended from time to time. Nothing herein shall be construed to prevent Licensee from entering into a new license or other agreement after the expiration of the term (and any renewal period).

The parties acknowledge that this Agreement will become effective and valid only upon its approval by the Board, the Federal Transit Administration ("FTA"), and the State of Florida Department of Transportation ("FDOT"), and execution of this Agreement by both Licensor and Licensee.

4. Payment.

MIAMI-DADE COUNTY

The obligation of Licensee to pay rent shall begin on the Commencement Date. Licensee shall pay to Licensor the sum of \$6,000.00 annually, plus applicable sales tax, without demand within thirty (30) days of a fully-executed Agreement and each year thereafter until the end of this Agreement. An annual rent escalation of three percent (3%) shall be applied during the entire term of this Agreement. Payments shall be made by check payable to MIAMI-DADE COUNTY and submitted to:

Miami-Dade Department of Transportation and Public Works
Attn: Leasing Manager
701 NW 1st Court, Suite 1500
Miami, Florida 33136

5. **Late Payments.**

In the event that any payment is overdue for a period of twenty (20) days after it is due, a late charge equal to five percent (5%) of the amount overdue shall become immediately due and payable to Licensor as liquidated damages.

6. **Uses.**

- (a) Licensee shall, at its own expense, obtain and maintain all permits, licenses, certifications, and approvals from all Federal, State, County and municipal authorities which are required in connection with the construction, installation, placement, operation, maintenance, repair, relocation, and removal of usage of License Area. Licensee agrees to comply with all applicable governmental ordinances, codes, laws, and regulations respecting such construction, installation, placement, operation, maintenance, repair, relocation, and removal in usage of the License Area. Licensee shall not directly or indirectly make use of the License Area which may thereby be prohibited or dangerous to person or property.
- (b) While this Agreement is in force, Licensee shall, upon demand by County, commence to correct or remedy (or cause to be corrected or remedied), within 10 days of written notification thereof and thereafter diligently prosecute the same to completion no later than 60 days from Licensee's receipt of such written notification:
 - (1) any material defects in its use of the License Area;
 - (2) any material departure in the construction, installation, or placement from the plans and specifications as approved by Licensor;
 - (3) any material departure from the contents of a drawing submitted to and approved by Licensor; and
 - (4) any violations of or departures from any applicable governmental ordinances, codes, laws, or rules and regulations.
- (c) Licensor shall have no obligation whatsoever to provide any services to Licensee. Licensee shall, at its own cost and expense, provide for all utility services, including without limitation, electricity, by separate arrangement with the local utility. Without limiting the foregoing, Licensee shall apply and pay for all utility meters (including the

installation thereof) in connection with the installation, use, and maintenance of its usage wherever such meters are in/or near the License Area, so long as the same shall not interfere with the safe operation of the Metrorail system nor threaten the public's health, safety and welfare.

- (d) Licensee shall, at its own sole cost and expense, keep the License Area in good, safe, operable, and presentable condition and repairs in accordance with all applicable laws, codes, and ordinances during the period of this Agreement. When repairing, operating, and maintaining the Directional Sign, Licensee shall not block or interfere with the operation and maintenance of the Metrorail system located in the License Area.
- (e) Licensor may, but shall not be required to, make such inspections, repairs, alterations, improvements and additions as Licensor desires or deems necessary to the License Area or as Licensor may be required to do so by governmental authority or court order or decree; provided that any such alterations, improvements, and additions shall be made, to the extent reasonably possible, in such manner as to not interfere with Licensee's usage.
- (f) The parties understand and agree that this Agreement is a license agreement and that under no circumstances shall this Agreement be interpreted to confer any property rights to the Licensee.

7. Dangerous Liquids and Materials.

Licensee shall not permit the transport, storage or manufacture of any flammable, combustible or explosive liquids or materials into or onto the License Area within fifty feet (50') of the Metrorail system and/or the overhead guideway dripline during or following completion of construction. This restriction shall not apply to prohibit the entry and parking of motor vehicles whose flammable or combustible liquids are used solely for the purpose of their own propulsion.

8. Protection of Metrorail Columns.

Licensee at its sole cost and expense, shall take necessary and reasonable measures to protect the Metrorail columns from damage resulting from the use of the License Area by the Licensee, its employees, invitees, or any other persons entering the License Area in connection with this Agreement. A written plan detailing the measures to be taken by the Licensee to ensure this protection shall be prepared and submitted to Licensor for approval prior to any new use, construction, or maintenance of the License Area under this Agreement.

9. Improvements and Construction Plans.

Licensee may build the type of improvement consistent with Section 1 of this License Agreement i.e. an illuminated Directional Sign. For the purposes of this Agreement, Construction Plans shall consist of final plans, drawings, and specifications in the form and with sufficient detail as required to obtain a building permit for such improvement. Licensee shall submit to Licensor two (2) sets

of Construction Plans for the improvement to be made in the License Area. Upon receipt thereof, Licensor shall review same and shall, within thirty (30) business days after receipt thereof, advise Licensee in writing of its approval or disapproval, setting forth in detail its reason for any disapproval. After approval by Licensor of the Construction Plans, Licensee shall have the right to make minor changes therein which do not substantially or materially alter the Construction Plans as approved. In the event of disapproval, Licensee shall, within sixty (60) business days after the date Licensee receives such disapproval make those changes to the Construction Plans reasonably necessary to meet Licensor's stated grounds for disapproval and shall resubmit such altered plans to Licensor. Any resubmission shall be subject to review and approval by Licensor in accordance with the procedures hereinabove provided for original submission, until the same shall receive final approval by Licensor. Licensor and Licensee shall in good faith attempt to resolve any disputes regarding the Construction Plans. Licensee shall not make application for a building permit for any improvement until Licensor has approved the Construction Plans. Licensee represents and warrants that there have been no changes to the Construction Plans and that such plans are the ones which will be used for the fabrication and erection of the Directional Sign.

10. Licensor's Right as Sovereign.

It is expressly understood that notwithstanding any provision of this Agreement and Miami-Dade County's status as Licensor hereunder: (a) Miami-Dade County retains all of its sovereign prerogatives and rights as a county under Florida laws and shall not be estopped from withholding or refusing to issue any approvals of and applications for buildings, zoning, planning, or development under present or future laws and regulations of whatever nature applicable to the design, construction and development of the improvement provided for in this Agreement and (b) Miami-Dade County is not obligated to grant any applications for building, zoning, planning, or development under present or future laws and regulations of whatever nature applicable to the design, construction, and development of the improvement provided for in this Agreement. Nothing herein shall be construed as a waiver by Licensee to any and all rights it does, or may have, to vested rights in the Directional Sign.

11. Conformity of Plans.

The Construction Plans and all work by Licensee with respect to the License Area and to Licensee's construction of improvements thereon (if any) shall be in conformity with this Agreement, applicable building codes, and all other applicable Federal, State, County, and local laws and regulations.

12. Licensee's Obligations.

Licensor's approval of any of the Construction Plans shall not relieve Licensee of its obligations under law to file such plans with any department of Miami-Dade County or any other governmental authority having jurisdiction over the issuance of building or other permits and to take such steps as are necessary to obtain the issuance of such permits.

Licensee acknowledges that any approval given by Licensor shall not constitute an opinion or agreement by Licensor that the plans are structurally sufficient or in compliance with any Laws, Ordinances, or Codes or other applicable regulations, and no such approval shall impose any

liability upon Licensor. Licensee shall provide to Licensor an "as built" set of Construction Plans for any improvements constructed on the License Area by Licensee.

13. Costs of Sign.

Licensor shall not be responsible for any costs or expenses associated with improvements to the License Area.

14. Representations and Warranties.

Licensee acknowledges that in accordance with Florida Statutes Section 125.411 (3) (1990), the County does not warranty the title or represent any state of facts concerning the title to the License Area.

15. Safety and Security.

It is expressly understood that Licensee is solely responsible for the personal safety of its employees, invitees, or any other persons entering the License Area in connection with this Agreement, as well as all equipment and/or personal property installed or brought into the License Area. Licensor shall not in any way assume responsibility for the personal safety of such persons, equipment, or personal property in case of loss, theft, damage, or any other type of casualty which may occur. Licensee shall provide security, if any, at its sole cost and expense to ensure the personal safety of its employees, agents, invitees, and others, as well as to protect any personal property. The provision of such security, if any, shall be coordinated by and subject to the approval of the Licensor. This paragraph is intended solely for the benefit of Licensor and shall not grant any benefit of right to any third party.

16. Indemnification.

Licensee shall indemnify and hold harmless Miami-Dade County and its officers, employees, agents and instrumentalities from any and all liability, losses, or damages, including attorneys' fees and costs of defense which Miami-Dade County or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the issuance of this Agreement and/or the use of the License Area to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Licensee or its employees, agents, servants, partners, principals, contractors or subcontractors, or any third party.

Licensee shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of Miami-Dade County, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon. Licensee expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by Licensee shall in no way limit the responsibility to indemnify, keep and save harmless and defend Miami-Dade County or its officers, employees, agents and instrumentalities as herein provided.

MIAMI-DADE COUNTY

17. Insurance.

Licensee shall furnish to Miami-Dade Department of Transportation and Public Works, Attn: Leasing Manager, 701 N.W. 1st Court, Suite 1500, Miami, Florida 33136, Certificate(s) of Insurance with coverages as outlined below:

- A. Commercial General Liability for \$1,000,000 each occurrence \$2,000,000 aggregate including products/completed operations. **Miami-Dade County must be included as additional insured.**
- B. Workers' Compensation insurance as required by Florida Statute 440 or any applicable law.
- C. Automobile liability coverage all owned, non-owned and hired vehicles for \$1,000,000 combined single limit

All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:

The company must be rated no less than "A-" as to management, and no less than "Class VII" as to financial strength, by the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the Miami-Dade County Risk Management Division.

or

The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida" issued by the State of Florida Department of Financial Services.

Certificate(s) shall indicate no modification or change in insurance shall be made without thirty (30) days advanced notice to the Certificate Holder.

Miami-Dade County reserves the right, upon reasonable notice, to request and examine the policies of insurance (including but not limited to policies, binders, amendments, exclusions or riders, etc.)

NOTE: Certificate Holder Must Read: MIAMI-DADE COUNTY
111 N.W. 1st STREET
SUITE 2340
MIAMI, FL 33128

18. Repairs and Maintenance of the License Area.

Throughout the term of this Agreement, Licensee, at its sole cost and expense, shall keep the License Area in good order and condition, and make all necessary repairs thereto.

The term "repairs" shall include all replacements, renewals, alterations, additions, and betterments deemed necessary by Licensee. All repairs made by Licensee shall be at least similar or equal in

quality and class to the original work, ordinary wear and tear excepted. Licensee shall keep and maintain all portions of the License Area in a clean and orderly condition, free of dirt, rubbish, graffiti and unlawful obstructions. Licensor, at its option, and after thirty (30) days written notice to Licensee, may perform any maintenance or repairs required of Licensee hereunder which have not been performed by Licensee hereunder following the notice described above and may seek reasonable costs and expenses and a twenty percent (20%) Administrative Fee thereof from Licensee.

19. Compliance by Licensee.

Throughout the term of this Agreement, Licensee, at Licensee's sole cost and expense, shall promptly comply with all applicable laws and ordinances.

20. Inspection by Licensor of License Area.

Licensor, or any of its agents, shall have the right to enter upon the License Area to examine same, or to inspect, repair, and/or maintain the Metrorail system. Such entry shall not unreasonably disturb the occupant thereof; however, it is hereby agreed and understood that safety and maintenance of the Metrorail system is paramount and will take precedence over any other activity in the License Area.

21. Assignment.

This Agreement shall not be assigned, transferred, pledged or otherwise encumbered without prior written approval of the Miami-Dade County Mayor or County Mayor's Designee. Approval of assignment of this Agreement, however, shall not be unreasonably withheld or delayed and shall not be granted unless the assignee meets with Miami-Dade County requirements for entities doing business with the Miami-Dade County and such assignee continues to use (and agrees to use) the Hotel Property as a hotel.

22. Surrender of License Area.

- (a) **Original Condition:** Upon expiration or termination of this Agreement, Licensee (1) shall immediately surrender possession of License Area to Licensor, (2) remove all its improvements and (3) leave License Area in its original condition.
- (b) **Damages:** Licensee shall repair or replace any damage to the Metrorail improvements and/or real property caused by it, its agents, employees or invitees. Restoration shall be to Licensor's satisfaction. If Licensee fails to do anything within thirty (30) calendar days following occurrence and/or notification by Licensor or fails to do so in such an additional period of time as is reasonably required, Licensor may, at its option, cause all required maintenance, repairs, or replacements to be made at Licensee's sole cost and expense.
- (c) **Payment for Restoration:** Licensee shall pay Licensor all such actual costs incurred plus an administrative fee of twenty percent (20%) of such cost.

23. Default.

The following provisions shall apply if any one or more of the following "Event(s) of Default" shall happen:

- (a) If default shall be made in the due and punctual payment of any rents, revenues, or other monies payable under this Agreement or any part thereof when and as the same shall become due and payable, and such default shall continue for a period of thirty (30) days after written notice thereof from the party to which payment is due; or
- (b) If default shall be made by a party in keeping, observing or performing any of the terms contained in this Agreement, excepting the obligation to pay rents or other money due hereunder, and such default shall continue for a period of thirty (30) days after written notice thereof to the breaching party, or in the case of such default or contingency which cannot with due diligence and in good faith be cured within sixty (60) days, the breaching party fails within said thirty (30) day period to proceed promptly and with due diligence and in good faith, to pursue curing said default.

24. Failure to Cure Default.

If an Event of Default on the part of the Licensee shall occur, Licensor, at any time after the periods set forth in Section 23, shall give written notice to Licensee and to any other parties entitled to such notice, specifying such Event(s) of Default and stating that this Agreement and the term hereby demised shall expire and terminate on the date specified in such notice, which shall be at least fifteen (15) days after giving of such notice, and upon the date specified in such notice, this Agreement and the term hereby demised and all rights of Licensee under this Agreement shall expire and terminate.

If the Event of Default on the part of a party (the "Defaulting Party") shall occur, the party not in default (the "Non-Defaulting Party") at any time after periods for exercise of rights as set forth herein shall have the following rights and remedies which are cumulative:

- (a) In addition to any and all other remedies, in law or in equity, that the Non-Defaulting Party may have against the Defaulting Party, the Non-Defaulting Party shall be entitled to sue the Defaulting Party for all damages, costs and expenses arising from Non-Defaulting Party's committing an Event of Default hereunder and recover all such damages, costs and expenses, including reasonable attorney's fees at both trial and appellate levels.
- (b) To restrain, by injunction, the commission of or attempt or threatened commission of an Event of Default and to obtain a decree specifically compelling performance of any such term or provisions of this Agreement.
- (c) To terminate any and all obligations that the Non-Defaulting Party may have under this Agreement, in which event Non-Defaulting Party shall be released and relieved from any and all liability under this Agreement.

25. Consents.

Whenever in this Agreement the consent or approval of Licensor or Licensee is required, such consent or approval:

- (a) Shall be made by the Miami-Dade County Mayor or his/her designee on behalf of the Licensor.
- (b) Shall not be unreasonably or arbitrarily withheld, conditioned or delayed unless specifically provided to the contrary, and shall not require a fee from Licensee,
- (c) Shall not be effective unless it is in writing.
- (d) Shall apply only to the specific act or transaction so approved or consented to and shall not relieve Licensee of the obligation of obtaining Licensor's prior written consent or approval to any future similar act or transaction.
- (e) Licensor may reject or object to all written requests for consent or approval from Licensee within thirty (30) days of such request. Any such rejection or objection shall specify the actions or changes Licensee may take or make so that Licensor will consent to or approve of Licensee's request.

26. Termination.

In the event the License Area is required at any time for any need, Licensor shall have the right to terminate this Agreement at any time without cause, upon 180 days written notice to the Licensee and otherwise in accordance with the terms of this paragraph. Notwithstanding the foregoing, prior to any termination under this paragraph, Licensor shall use reasonable efforts to find and relocate the Directional Sign in accordance with Section 27. For example, in the event the License Area is improved with any building or other structure, Licensor shall use reasonable efforts to require that the Directional Sign or a like directional sign be included as part of, or attached to, such improvements under a license agreement for a term no shorter than the remaining term under this Agreement (as the same may be extended).

27. Relocation of License Area.

Licensor reserves the right for the Directional Sign to be relocated in the event the License Area is needed at any time for any purpose. Licensor may relocate the Directional Sign upon thirty (30) days prior written notice to Licensee. Any relocation shall be performed by Licensee at Licensee's cost. Uses other than as stated herein shall require Licensor's express written consent.

28. Notices.

All notices, demands or requests by Licensor to Licensee shall be deemed to have been properly served or given, if addressed to Licensee at:

Kelco Dadeland Associates, Ltd.
c/o Kelco Meyer Dadeland, Ltd.
Attention: Kelley D. Slay
1984 River Road, Jacksonville FL 32207
kdsley@kelcohotels.com
904-858-9919
904-858-9979 Fax

MIAMI-DADE COUNTY

and to such other addresses and to the attention of such other party as Licensee may, from time to time, designate by written notice to Licensor. If Licensee at any time during the term hereof changes its office address as herein stated, Licensee will promptly give notice of same in writing to Licensor.

All notices, demands, or requests by Licensee to Licensor shall be deemed to have been properly served or given if addressed to Licensor to:

Miami-Dade Department of Transportation and Public Works
Attention: Director
701 N.W. 1st Court, Suite 1700
Miami, Florida 33136

with a copy to:

Miami-Dade Department of Transportation and Public Works
Attention: Assistant Director, Project Management and Support Services
701 N.W. 1st Court, Suite 1500
Miami, Florida 33136

and to such other addresses and to the attention of such other parties as Licensor may, from time to time, designate by written notice to Licensee.

29. Method of Mailing.

All such notices, demands or requests shall be (a) hand delivered to the parties designated above or their properly-designated successors or (b) mailed by United States registered or certified mail, return receipt requested, postage prepaid, and deposited in any U.S. Post Office or Branch Post Office or mailbox regularly maintained by the United States Government. Notice shall be deemed given on the date of personal delivery or upon the expiration of four (4) days after the date so mailed.

30. Quiet Enjoyment.

Licensee, upon paying rent herein provided for and performing the terms, agreements and provisions of this Agreement on Licensee's part to be performed, shall peaceably and quietly have, hold and enjoy the License Area during the term of this Agreement without interruption, disturbance, hindrance or molestation by Licensor or by anyone claiming by, through or under Licensor.

31. Title VI Assurance.

Licensee for herself/himself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained, or otherwise operated on said property described in this Agreement for a purpose for which a State of Florida Department of Transportation program or

activity is extended or for another purpose involving the provision of similar services or benefits, the Licensee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination of Federally-Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964 and as said Regulations may be amended.

The Licensee for herself/himself, his/her personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that (1) no person on the grounds of race, color, gender, disability or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and the furnishing services thereon, no person on the grounds of race, color, gender, disability or national origin shall be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination, and (3) that the Licensee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally - Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

In the event of breach of any of the above nondiscrimination covenants, Miami-Dade County, Florida shall have the right to terminate this Agreement, re-enter and repossess the License Area and hold the same as if said Agreement had never been made or issued.

32. Federal Requirements.

To the extent applicable, Licensee will comply with all applicable Federal Transit Administration regulations, including but not limited to the requirements found in 49 CFR Part 23.7 regarding nondiscrimination based on race, color, national origin or sex; in 49 CFR Parts 27.7 and 27.9 (b) regarding nondiscrimination based on disability and complying with the Americans With Disabilities Act with regard to any Improvements constructed; and the Federal Transit Administration Master Agreement dated October 1, 1999, in Section 3, Subparagraphs (a)(1), (a)(2), and (b) thereof relating to conflicts of interest and debarment.

33. Entire Agreement.

This Agreement contains the entire agreement between the parties hereto with respect to the License Area and shall not be modified or amended in any manner except by an instrument in writing executed by the parties hereto. All prior understandings and agreements heretofore between the parties with respect to this Agreement are merged into this Agreement which alone fully and completely expresses the understandings of the parties. Nothing in this Agreement shall be construed to waive or negate, and Licensee reserves, any vested rights Licensee does, or may, have with respect to a Directional Sign regardless of Licensor's rights of termination or relocation under this Agreement.

MIAMI-DADE COUNTY

(Intentionally left blank)

MIAMI-DADE COUNTY

IN WITNESS WHEREOF, Licenser and Licensee have each caused this Agreement to be executed by their duly authorized representative all on the day and year first hereinabove written.

LICENSOR:

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

ATTEST:

**BY ITS BOARD OF COUNTY
COMMISSIONERS**

Juan Fernandez-Barquin

By:

Jimmy Morales
Chief Operating Officer

Date Executed:

Approved by County Attorney
as to form and legal sufficiency: _____

MIAMI-DADE COUNTY

LICENSEE:

KELCO DADELAND ASSOCIATES, LTD.

a Florida limited partnership
By: Kelco-Meyer Dadeland, Ltd., a Florida
limited partnership, its sole general partner
By: Kelco Dadeland Hotels, Inc., a Florida
Corporation, its sole general partner.

By: [Signature]

Name: Kelley D. Slay

As Its: President

Date: 2/12/26

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

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly
authorized to administer oaths and take acknowledgements,
Kelley Slay, to me well known to
be the person described herein and who executed the foregoing instrument and who
acknowledged that he executed the foregoing instrument and who acknowledged that he
executed the same freely and voluntarily for the uses and purposes therein expressed.

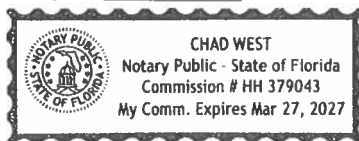
WITNESS my hand and official seal this 12 day of Feb, 2026.

[Signature]

NOTARY PUBLIC

My Commission Expires: March 27 2026

(NOTARY SEAL)



Dadeland North Hotel Directional Sign

15

MDC021

MIAMI-DADE COUNTY

EXHIBITS

A. Legal Description and Accompanying Sketch

MIAMI-DADE COUNTY PROPERTY

LEGAL DESCRIPTION:

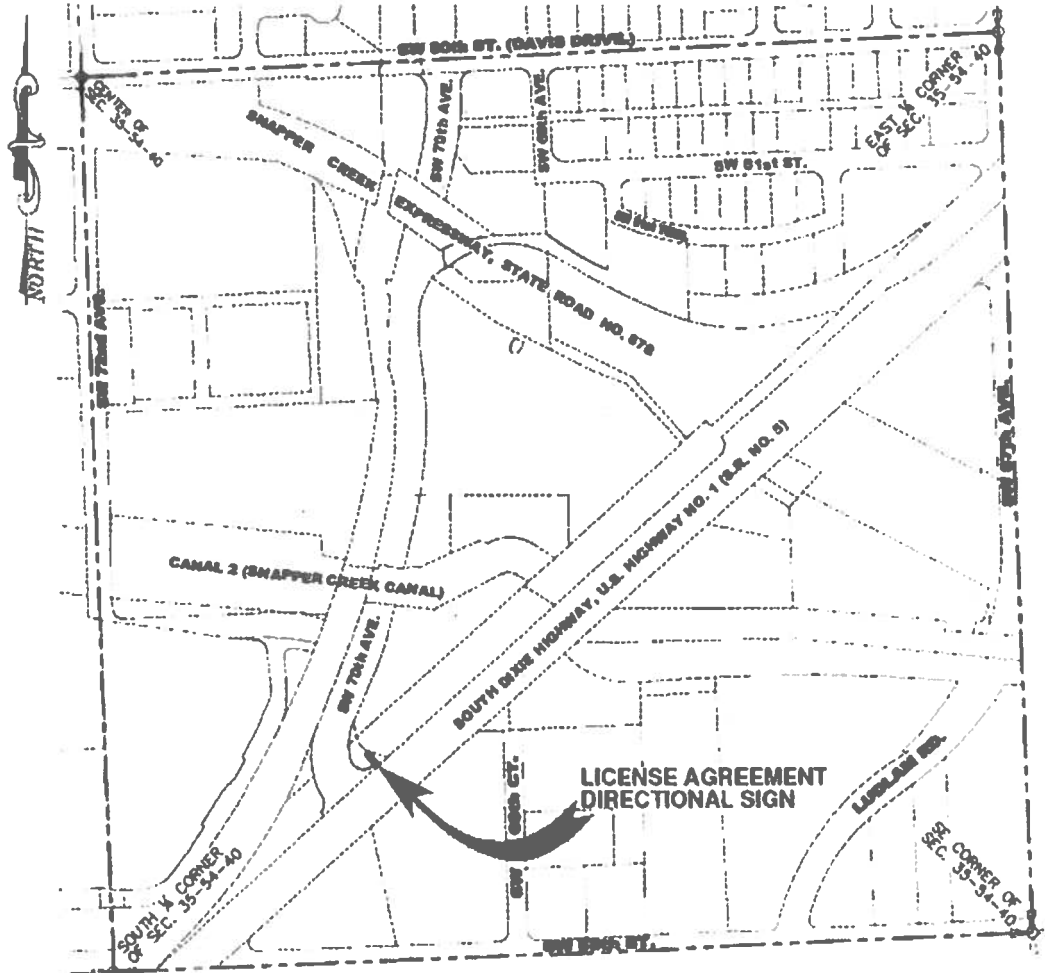
A portion of the SW ¼ of the SE ¼ of Section 35, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Tract "A" of "DADELAND NORTH METRORAIL STATION", according to the Plat thereof, as recorded in Plat Book 147, Page 55 of the public records of Miami-Dade County, Florida; thence N47°48'20"E as a basis of bearings along the Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5) for a distance of 10.50 feet to the POINT OF BEGINNING of the following described parcel of land; thence N42°11'40"W for a distance of 7.67 feet; thence N47°48'20"E for a distance of 2.00 feet; thence S42°11'40"E for a distance of 7.67 feet to the point of intersection with said Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5); thence S47°48'20"W along said line for a distance of 2.00 feet to the POINT OF BEGINNING. Containing 15.34 square feet, more or less.

**SKETCH AND LEGAL DESCRIPTION
LICENSE AGREEMENT - DIRECTIONAL SIGN
DADELAND NORTH HOTEL
EXHIBIT "A"**

(THIS IS NOT A BOUNDARY SURVEY)

TAX FOLIO NUMBER: 30-4035-000-1056



**LOCATION SKETCH
(NOT TO SCALE)**

This document consists of three (3) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33013
Phone: 305-970-1726 | info@clinesurvey.com

DRAWN:	A.J.
CHECKED:	A.A.S.
SCALE:	AS NOTED
DATE:	10-07-2025
PROJ. #:	2025 KH

SHEET:	1
OF 3 SHEETS	

**SKETCH AND LEGAL DESCRIPTION
LICENSE AGREEMENT - DIRECTIONAL SIGN
DADELAND NORTH HOTEL**

(THIS IS NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION:

A portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Tract "A" of "DADELAND NORTH METRORAIL STATION", according to the Plat thereof, as recorded in Plat Book 147, Page 55 of the public records of Miami-Dade County, Florida; thence N47°48'20"E as a basis of bearings along the Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5) for a distance of 10.50 feet to the POINT OF BEGINNING of the following described parcel of land; thence N42°11'40"W for a distance of 7.67 feet; thence N47°48'20"E for a distance of 2.00 feet; thence S42°11'40"E for a distance of 7.67 feet to the point of intersection with said Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5); thence S47°48'20"W along said line for a distance of 2.00 feet to the POINT OF BEGINNING.

Containing 15.34 square feet, more or less.

SURVEYOR'S REPORT:

- This is not a boundary survey.
- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless electronically signed
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of three (3) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.
- Bearings shown hereon are based on an assumed value of N47°48'20"E along the Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5), Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that the SKETCH AND LEGAL DESCRIPTION of the property described hereon was made under my supervision and that the SKETCH AND LEGAL DESCRIPTION meets the Standard of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.

CONTOUR LINE SURVEYORS AND MAPPERS, LLC LB 8537


Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
asosa@clinesurvey.com

Digitally signed by Arturo A Sosa
Date: 2025.10.07 15:54:02-04'00'



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah FL 33015
Phone 305-570-1726 | info@clinesurvey.com

DRAWN:	A.S.
CHECKED:	A.A.S.
SCALE:	N/A
DATE:	10-07-2025
PROJ #:	2025 KH

SHEET:
2
OF 3 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION LICENSE AGREEMENT - DIRECTIONAL SIGN DADELAND NORTH HOTEL

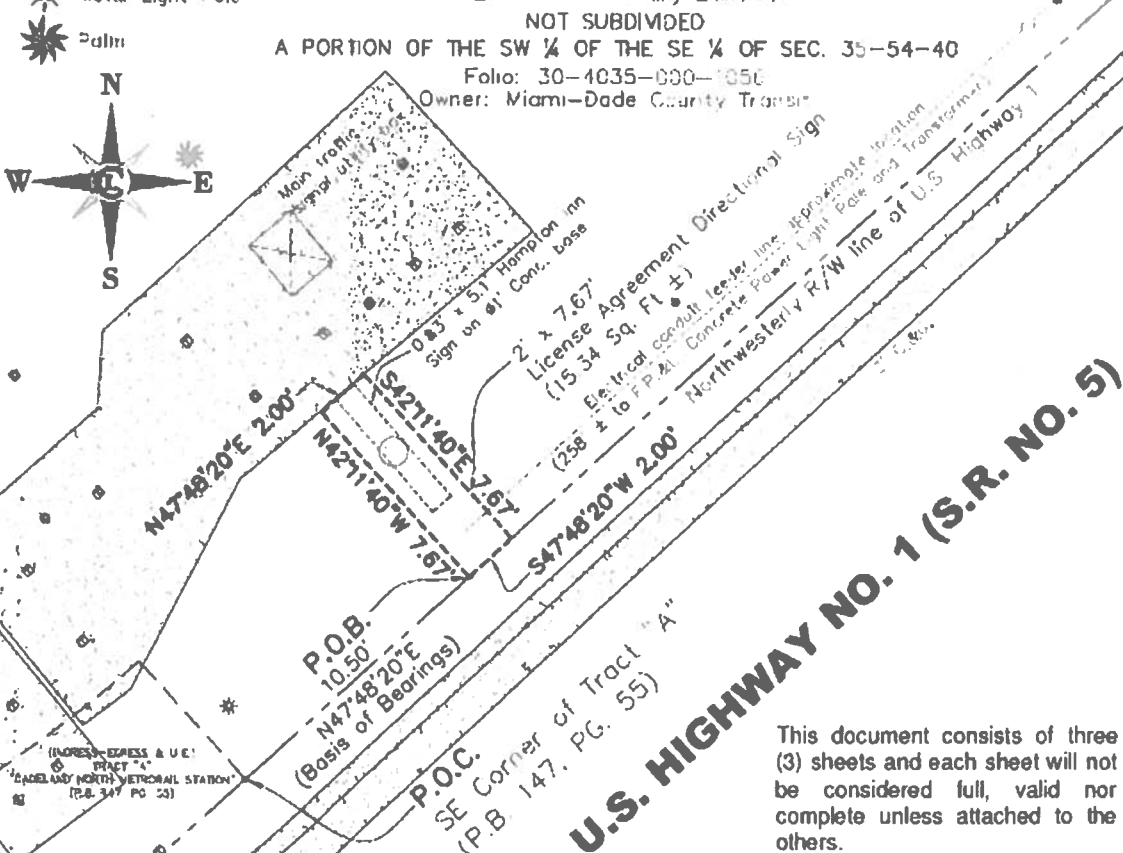
LEGEND AND ABBREVIATIONS:

- Ø Diameter
- ⊙ Outdoor Electrical Switch Box
- ⊙ Pedestrian Signal Traffic Pole
- ⊙ Street Sign
- ⊙ Communications Utility Box
- ⊙ Telephone Utility Box
- ⊙ Traffic Signal Utility Box
- ⊙ Concrete Light Pole
- ⊙ Concrete Power Light Pole
- ⊙ Concrete Pole with Electric Meter
- ⊙ Metal Light Pole

- C & G
- Conc.
- F.P.&L.
- N/A
- P.B.
- P.O.B.
- P.O.C.
- PG.
- R/W
- S.R.
- SQ. FT
- SEC.
- SEC. 35-54-40
- U.E.

- Curb & Gutter
- Concrete
- Florida Power & Light Company
- Not Applicable
- Plat Book
- Point of Beginning
- Point of Commencement
- Page
- Right-of-Way
- State Road
- Square Feet
- Section
- Section 35, Township 54 South, Range 40 East
- Utility Easement

(THIS IS NOT A BOUNDARY SURVEY)



 CONTOUR LINE SURVEYORS AND MAPPERS, LLC CERTIFICATE OF AUTHORIZATION NO. LB 8537 19860 NW 65th Court, Hialeah, FL 33015 Phone: 305-576-1726 info@clinecurvey.com	DRAWN: A.J.	SHEET: 3 OF 3 SHEETS
	CHECKED: A.A.S.	
	SCALE: 1"=5'	
	DATE: 10-07-2025	
	PROJ. #: 2025 KH'	

MIAMI-DADE COUNTY PROPERTY

LEGAL DESCRIPTION: A BOUNDARY SURVEY)

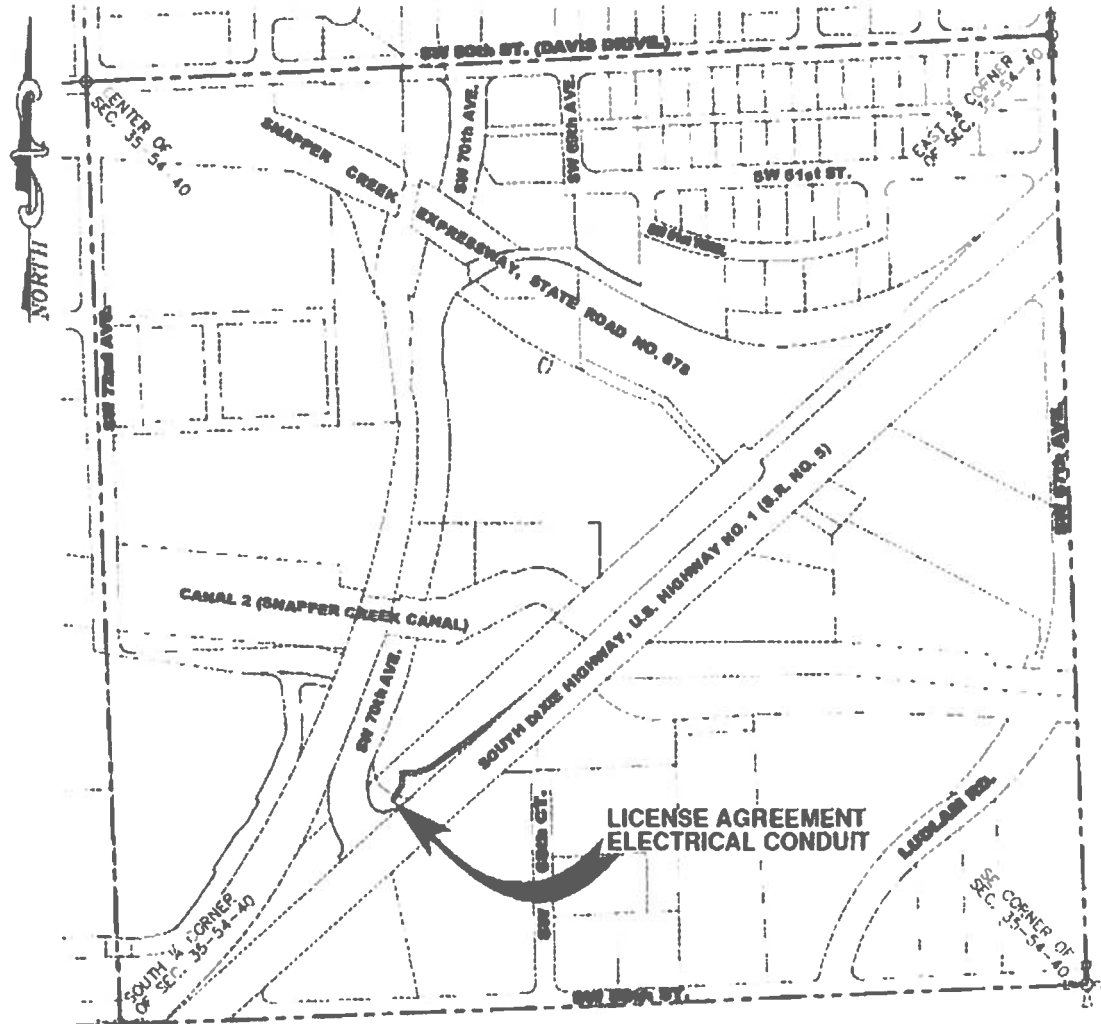
A portion of the SW ¼ of the SE ¼ of Section 35, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

A strip of land 2.00 feet in width, lying 1.00 feet to the left and 1.00 feet to the right of the following described centerline: COMMENCE at the Southeast corner of Tract "A" of "DADELAND NORTH METRORAIL STATION", according to the Plat thereof, as recorded in Plat Book 147, Page 55 of the public records of Miami-Dade County, Florida; thence N47°48'20"E as a basis of bearings along the Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5) for a distance of 10.50 feet to the point of intersection with the West line of a 2' x 7.67' License Agreement Directional Sign; thence N42°11'40"W along said line for a distance of 4.91 feet to the POINT OF BEGINNING of said centerline; thence N31°15'42"E for a distance of 9.48 feet; thence N02°09'10"E for a distance of 6.09 feet; thence N86°37'11"E for a distance of 6.37 feet; thence N71°23'22"E for a distance of 8.26 feet; thence N53°46'26"E for a distance of 22.48 feet; thence N52°39'24"E for a distance of 27.54 feet to the point of intersection with said Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5), said point being the POINT OF TERMINATION. Containing 160.42 square feet, more or less.

**SKETCH AND LEGAL DESCRIPTION
LICENSE AGREEMENT - ELECTRICAL CONDUIT
DADELAND NORTH HOTEL
EXHIBIT "B"**

(THIS IS NOT A BOUNDARY SURVEY)

TAX FOLIO NUMBER: 30-4035-000-1056



**LOCATION SKETCH
(NOT TO SCALE)**

This document consists of three (3) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Miami, FL 33015
Phone 305-570-1726 | info@cncurve.com

DRAWN: A.J.
CHECKED: A.A.S.
SCALE: AS NOTED
DATE: 10-15-2025
PROJ. #: 2025 KH*

SHEET:
1
OF 3 SHEETS

**SKETCH AND LEGAL DESCRIPTION
LICENSE AGREEMENT - ELECTRICAL CONDUIT
DADELAND NORTH HOTEL**

LEGAL DESCRIPTION:

(THIS IS NOT A BOUNDARY SURVEY)

A portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

A strip of land 2.00 feet in width, lying 1.00 feet to the left and 1.00 feet to the right of the following described centerline:

COMMENCE at the Southeast corner of Tract "A" of "DADELAND NORTH METRORAIL STATION", according to the Plat thereof, as recorded in Plat Book 147, Page 55 of the public records of Miami-Dade County, Florida; thence N47°48'20"E as a basis of bearings along the Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5) for a distance of 10.50 feet to the point of intersection with the West line of a 2' x 7.67' License Agreement Directional Sign; thence N42°11'40"W along said line for a distance of 4.91 feet to the POINT OF BEGINNING of said centerline; thence N31°15'42"E for a distance of 9.48 feet; thence N02°09'10"E for a distance of 6.09 feet; thence N86°37'11"E for a distance of 6.37 feet; thence N71°23'22"E for a distance of 8.26 feet; thence N53°46'26"E for a distance of 22.48 feet; thence N52°39'24"E for a distance of 27.54 feet to the point of intersection with said Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5), said point being the POINT OF TERMINATION. Containing 160.42 square feet, more or less.

The side lines of the described 2 foot strip of land are to be lengthened and shortened as necessary to maintain a continuous strip of land in described width and to intersect said West line of the 2' x 7.67' License Agreement Directional Sign and any existing right-of-way as may be applicable.

SURVEYOR'S REPORT:

-This is not a boundary survey.

-The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless electronically signed.

-Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

-This document consists of three (3) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.

-Bearings shown hereon are based on an assumed value of N47°48'20"E along the Northwestern right-of-way line of U.S. HIGHWAY NO. 1 (S.R. NO. 5), Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the SKETCH AND LEGAL DESCRIPTION of the property described hereon was made under my supervision and that the SKETCH AND LEGAL DESCRIPTION meets the Standard of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.

CONTOUR LINE SURVEYORS AND MAPPERS, LLC, LB 8537

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
asosa@clinesurvey.com

Digitally signed by Arturo A Sosa
Date: 2025.10.15 16:53:17-04'00'



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@clinesurvey.com

DRAWN: A.A.S.
CHECKED: A.A.S.
SCALE: N/A
DATE: 10-15-2025
PROJ. #: 2025 KH*

SHEET:

2

OF 3 SHEETS

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
LICENSE AGREEMENT - ELECTRICAL CONDUIT
DADELAND NORTH HOTEL**

LEGEND AND ABBREVIATIONS:

(THIS IS NOT A BOUNDARY SURVEY)

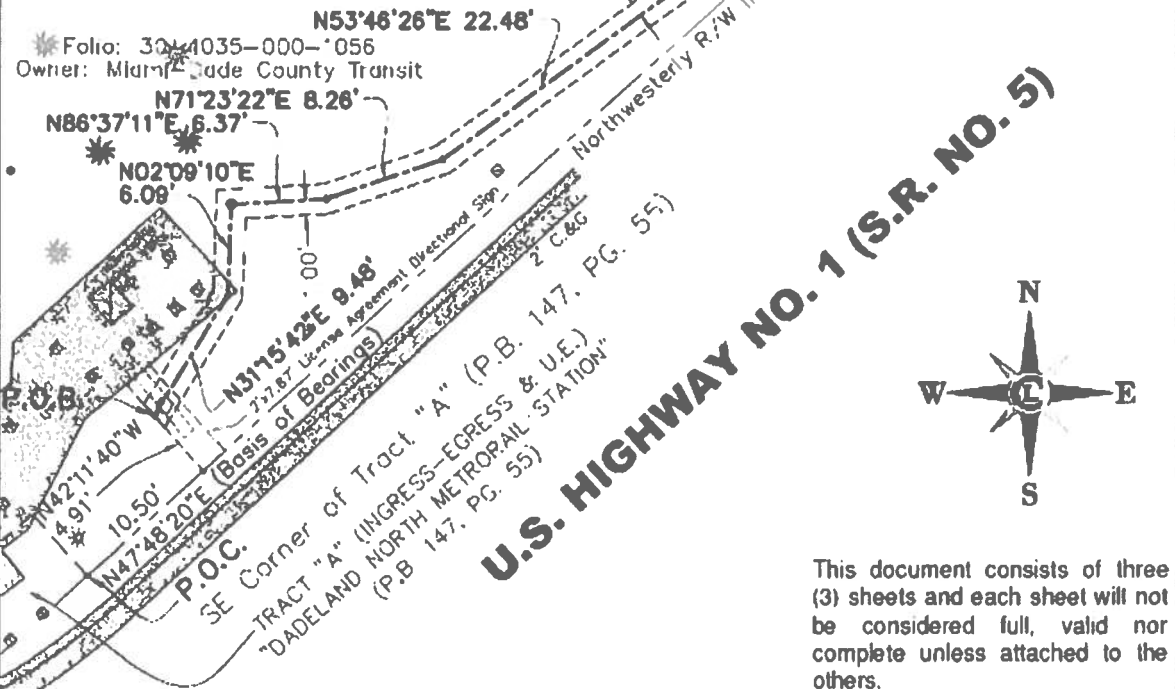
(N)	Outdoor Electrical Switch Box	P.O.B	Point of Beginning
⊕	Street Sign	P.O.C.	Point of Commencement
Ⓢ	Communications Utility Box	P.O.T	Point of Termination
Ⓢ	Traffic Signal Utility Box	PG.	Page
Ⓢ	Utility Box (Unknown)	R/W	Right-of-Way
Ⓢ	Concrete Light Pole	S.R.	State Road
✱	Palm	SG. FT	Square Feet
		SEC.	Section
		SEC. 35-54-40	Section 35, Township 54 South, Range 40 East
C.&G	Curb & Gutter	U.E	Utility Easement
Conc.	Concrete		
N/A	Not Applicable		
P.B	Plat Book		

2' License Agreement: Electrical Conduit (160.42 Sq. Ft ±)

NOT SUBDIVIDED

A PORTION OF THE SW ¼ OF THE SE ¼
OF SEC. 35-54-40

Folio: 30-1035-000-056
Owner: Miami Dade County Transit



U.S. HIGHWAY NO. 1 (S.R. NO. 5)

This document consists of three (3) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33013
Phone 305-570-1726 | info@clinesurvey.com

DRAWN: A.J.
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PROJ. #: 2025 KH

SHEET:
3
OF 3 SHEETS