



## RESOLUTION # 2024-93

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, RELATING TO THE VARIANCE CHANGE ON THE EASEMENT FPL SIDE OF THE PROPERTY LOCATED AT 1700 SW 62<sup>ND</sup>. AVENUE, WEST MIAMI, FLORIDA, 33155 (MULTIGENERATIONAL CENTER); AUTHORIZING THE CITY MANAGER TO ENTER THE VARIANCE CHANGE ON CITY RECORD; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of West Miami requested a new transformer from FPL to accommodate the new construction and the existing Rec Center; and

**WHEREAS**, the location of the new transformer is on the West side of the entrance to the park next to the FPL utility; and

**WHEREAS**, the existing variance is 10 feet from property line; and

**WHEREAS**, the City is requesting a change in the variance to 5 feet in order to accommodate the distance between the transformer and the new Multigenerational building.

**NOW, THEREFORE BE IT RESOLVED** by the City Commission of the City of West Miami as follows:

**Section 1:** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made specific part of this Resolution upon adoption thereof.

**Section 2:** The City Commission hereby accepts the variance change of the property located at 1700 SW 62<sup>nd</sup> Avenue on the West side entrance next to the FPL utility from 10 feet from property line to 5 feet from property line.

**Section 3:** The City Commission hereby approves the variance change from 10 feet from property line to 5 feet from property line.

**Section 4:** This Resolution shall become effective upon its adoption.

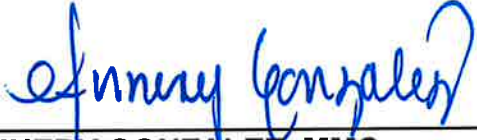
**PASSED and ADOPTED this 20<sup>th</sup> day of November , 2024**

APPROVED:



ERIC DIAZ-PADRON, MAYOR

ATTEST:



ANNERY GONZALEZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:



DEXTER W. LEHTINEN  
CITY ATTORNEY

ROLL CALL VOTE:

This Resolution was offered by Vice-Mayor Milian Orbis, who moved its adoption. The motion was seconded by Commissioner Suarez. The vote was as follows:

MAYOR ERIC DIAZ-PADRON	<u>Y</u>
VICE -MAYOR NATALIE MILIAN ORBIS	<u>Y</u>
COMMISSIONER JUAN M. BLANES	<u>ABSENT</u>
COMMISSIONER IVAN CHAVEZ, JR.	<u>ABSENT</u>
COMMISSIONER LUCIANO L. SUAREZ	<u>Y</u>

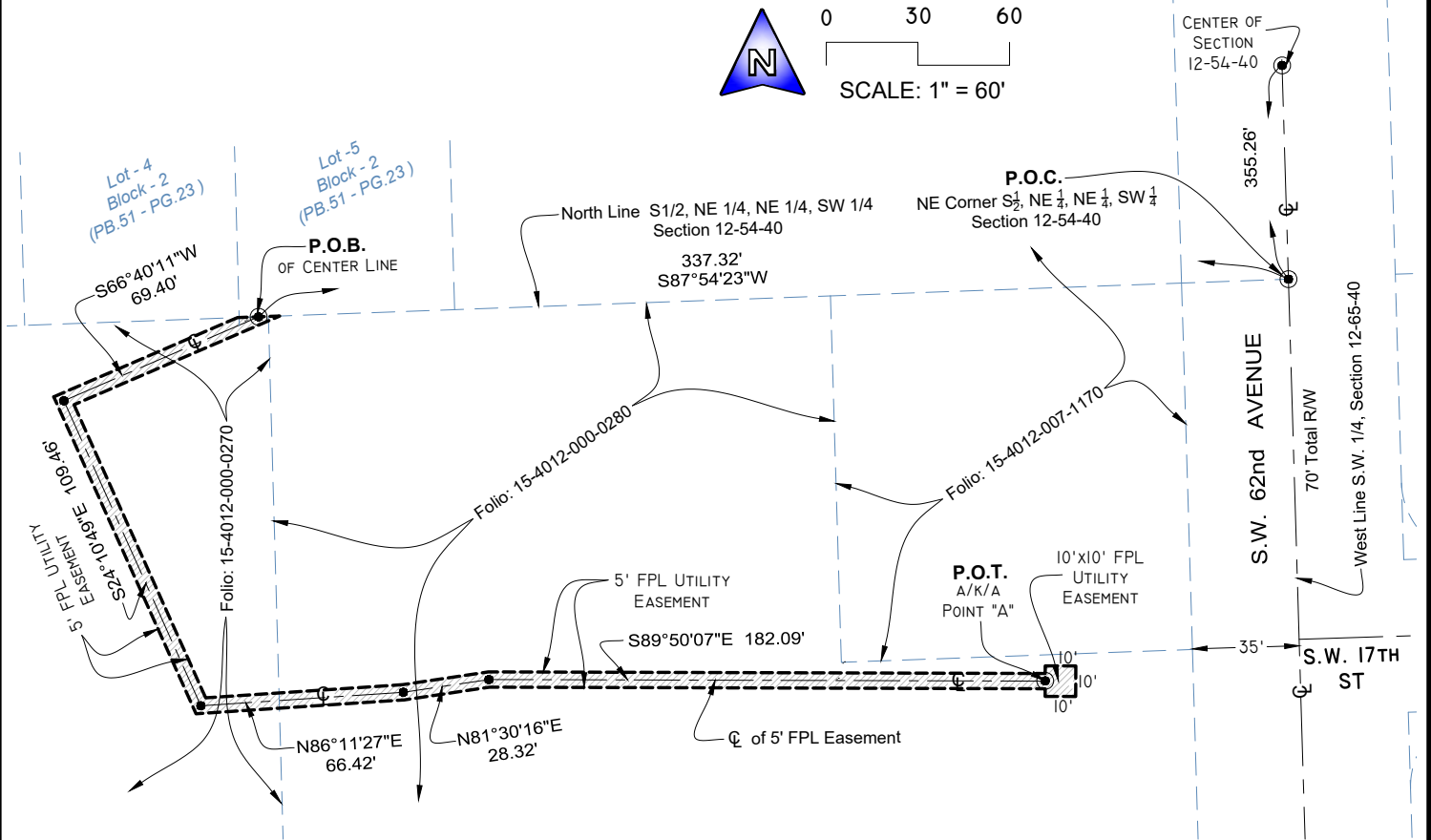
# EXHIBIT "A"

## Sketch To Accompany Legal Description

Property Address: 1700 S.W. 62nd Avenue, West Miami FL 33155  
 Section 12 - Township 54 South - Range 40 East



0 30 60  
 SCALE: 1" = 60'



### LEGAL DESCRIPTION OF FPL EASEMENT:

A five (5) feet wide strip of land located in the South 1/2, of the Northeast 1/4, of the Southwest 1/4, of Section 12, Township 54 South, Range 40 East, City of West Miami, Miami-Dade County, Florida, lying within two and half (2.5) feet to the right, and two and half (2.5) feet to the left of the following described Center Line:

Commence at the Northeast Corner of said South 1/2, of the Northeast 1/4, of the Southwest 1/4, of Section 12, Township 54 South, Range 40 East, Miami-Dade County, Florida; thence run S87°54'23"W along the North Line of said S 1/2, for a distance of 337.32 feet to the Point of Beginning of this Center Line; thence run S66°40'11"W for a distance of 69.40 feet; thence run S24°10'49"E for a distance of 109.46 feet; thence run N86°11'27"E for a distance of 66.42 feet; thence run N81°30'16"E for a distance 28.32 feet; thence run S89°50'07"E for a distance of 182.09 feet to the Point of Terminus of this Center Line and a Point herein designated as Point "A"; thence from said Point "A" run N00°09'53"E for a distance of five (5) feet; thence run S89°50'07"E for a distance of then (10) feet; thence run S00°09'53"W for a distance of then (10) feet; thence run N89°50'07"W for a distance of ten (10) feet; thence run N00°09'53"E for five (5) feet to said Point "A". This easement strip contains approximately 2,378.41 sq ft, and the sides of this easement strip shall be lengthened and/or shortened as necessary, to form a closed geometric figure.

### CERTIFICATION

I hereby certify that this "Sketch to accompany a Legal Description" has been prepared under my direction, is true and correct to the best of my knowledge and believe, and complies with the Standards of Practice, as set forth by the Board of Professional Surveyors and Mappers in the applicable provisions of Chapter 5J-17, Florida Statutes.

### LEGEND:

POB: Point of Beginning  
 POC: Point of Commencement  
 POT: Point of Terminus  
 CL: Center Line

Odalys C. Bello  
 Professional Surveyor & Mapper No. 6169  
 State of Florida  
 Completion Date: 11/06/2024

### NOTES:

- 1- This is not a Boundary Survey - A field Survey has not been conducted.
- 2- Legal Description of servient estate has been obtained from Public Records.
- 3- Geometry is based on underlying subdivision, as shown.
- 4- These lands are subject to easements and restrictions of record. No title search has been conducted by this surveyor.
- 5- This sketch and the copies thereof are not valid without the original signature and raised seal, verified authenticated electronic signature, or the digital signature and seal of the Florida Registered Land Surveyor and Mapper in responsible charge.

**BELLO & BELLO LAND SURVEYING**

12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
 Tel: 305.251.9606 LB#7262  
 E-mail: info@belloland.com • www.belloland.com  
 Project No. 24255 FPL Easement

