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September 20, 2013

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FILED SEP 23, 2013  
DOCUMENT NO. 05624-13  
FPSC - COMMISSION CLERK

Mr. James L. Robo  
President  
Florida Power & Light Company  
700 Universe Boulevard  
Juno Beach, FL 33408

RE: Jabfer, Inc.  
2057 Taft Street, Hollywood, FL

RECEIVED-FPSC  
13 SEP 23 AM 8:06  
COMMISSION  
CLERK

Dear Mr. Robo:

The undersigned represents Jabfer, Inc., which is the owner of the above-referenced property. The property has an older building on it which has existed for many years. Several years ago the property was under contract for sale to a public storage company and was approved by the City of Hollywood for a multistory (approximately 85' in height) public storage facility. All of the required development approvals were obtained from the governmental agencies having regulatory jurisdiction. Due to the downturn in the economy the contract was terminated just before closing and the public storage facility was not built. Within the last few months a different public storage company entered into negotiations to purchase my client's property with the existing approvals. However, during the due diligence period the potential buyer advised my client that due to the nearness of the location of three (3) FP&L poles with power lines, which directly abut my client's property to the north, the approved public storage building cannot be built.

The power poles appear to be located within easements on the adjacent property. There are no utility easements on my client's property. The potential purchaser has advised that either FP&L, federal, or local regulatory rules prohibit the construction of the intended building in its approved location due to the nearness of the FP&L power lines. Enclosed is a copy of a survey with the legal description and sketch on which I have highlighted the location of the power poles and lines.

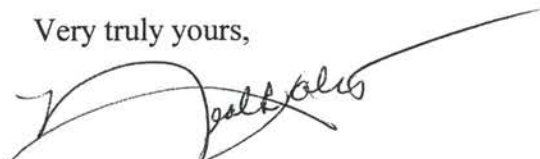
We have attempted to find someone at FP&L to speak with regarding this matter, however, it is quite difficult to ascertain any contact information for FP&L other than its customer service representatives. I am hopeful that someone in the legal department may be able to assist but have been unsuccessful in making contact with anyone in that department. We are therefore

Mr. James L. Robo  
September 20, 2013  
Page -2-

contacting you with the hope that you will be able to direct this letter, our concerns, and request for contact information to the appropriate FP&L employee(s) who will be able to assist in promptly resolving this matter and removing the impediment to my client's ability to sell its property.

Your prompt attention to this matter is appreciated. I look forward to hearing from you.

Very truly yours,

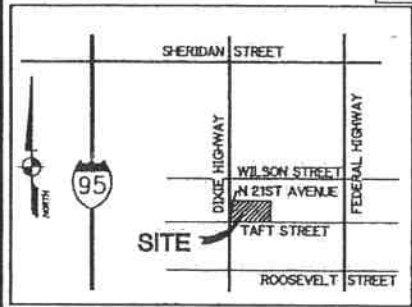
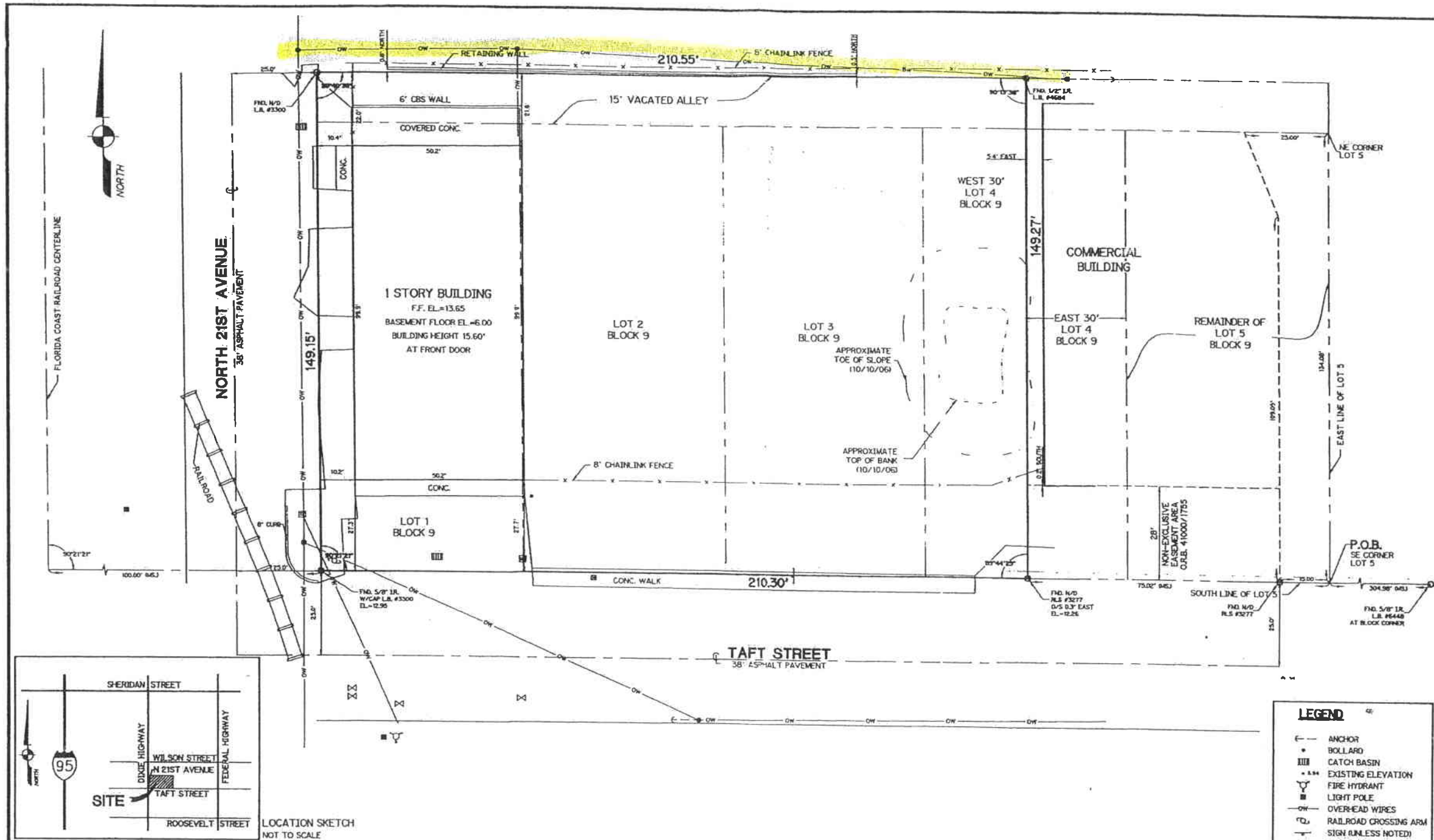


Neal R. Kalis

NRK/bac  
Enclosure

F:\Barbara\OFFICE\WPWIN\BOGGS\Public Storage\FP&L 9-10-13 ltr.wpd

cc: Mr. Lester Boggs (Jabfer, Inc.)  
Florida Public Service Commission  
Florida Power & Light Company Law Department (Via Fax 561-691-7135)



**SURVEYOR'S REPORT:**

1. Reproductions of this sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted by Aviom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Ownership and Encumbrance Report Order No. 50322440LA, prepared by Lawyers Title Insurance Corporation, dated May 1, 2007. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey.
3. The land description shown hereon is in accord with Title Commitment.
4. No underground improvements were located.
5. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929.
6. Benchmark Description: North rim of drainage manhole in grass at NE corner of intersection McKinley Street and N 21st Avenue, Aviom & Associates Job Number 4112-1, field book 527-66, Elevation=12.76.
7. The entire property described hereon lies within Flood Zone X, Community Panel No. 125113 0308 F, dated 08/18/92.
8. Abbreviation Legend: B.C.R.= Broward County Records; B.M.= Benchmark; @ Centerline; C.B.S.= Concrete, Block & Stucco; CONC.= Concrete; EL.= Elevation; FND.= Found; F.F.= Finished Floor; ID.= Identification; IP.= Iron Pipe; LR.= Iron Rod; L.B.= Licensed Business; MS.= Measured; N/D.= Nail & Disk; O/S.= Offset; P.= Per Plat; P.B.= Plat Book; PGS.= Pages; P.L.S.= Professional Land Surveyor; R.L.S.= Registered Land Surveyor; W/CAP.= With Surveyors Cap.

**LAND DESCRIPTION:**

All of Lots 1, 2, 3 and 4, Block 9 of "NORTH HOLLYWOOD" according to the Plat thereof, as recorded in Plat Book 4, Page 1 of the Public Records of Broward County, Florida, LESS the East 30.00 feet of Lot 4; TOGETHER WITH that certain 15' vacated alley lying north of and adjacent to the above described parcel

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER THAT CERTAIN 28.00 FOOT UTILITY EASEMENT DESCRIBED AS:

The south 28.00 feet of the following described parcel:

The east 30.00 feet of Lot 4 and ALL of Lot 5, Block 9, of "NORTH HOLLYWOOD" according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Broward County, LESS that portion of Lot 5 described as follows:

From the Southeast corner of Lot 5 which shall be the Point of Beginning ("P.O.B.") run Westerly along the South line of said Lot 5, a distance of 15.00 feet; thence run Northerly and parallel with the East line of said Lot 5, a distance of 109.05 feet; thence run Northwesterly to a point on the North line of said Lot 5 located a distance of 25.00 feet West of the Northeast corner of said Lot 5; thence run Easterly 25.00 feet to the Northeast corner of said Lot 5; thence run Southerly, a distance of 134.08 feet to the Point of Beginning ("P.O.B.") together with the certain 15.00 feet vacated alley lying North and adjacent to the above described parcel.

Said lands situate in Broward County, Florida, containing 31,397 square feet or 0.7208 acres more or less.

**CERTIFICATION:**

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 6, 7a, 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

I FURTHER CERTIFY that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no above ground encroachments other than those shown hereon, subject to the qualifications noted hereon.

Date: 5/22/07

JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIOM & ASSOCIATES, INC.  
L.B. No. 3300

**BOUNDARY SURVEY**  
LOTS 1, 2, 3, AND P/O LOT 4  
BLOCK 9  
NORTH HOLLYWOOD  
(P.B. 4, PG. 1, B.C.R.)  
BROWARD COUNTY, FLORIDA

REVISIONS	DATE	BY	OK
VERIFY EASEMENT AND ADD ONE REPORT	05/22/07	N.L.	J.T.A.

SCALE 1" = 20'  
DATE 10/09/06  
BY: N. I.  
CK'D. M.D.A.  
F.B. 1880 PG. 68-73  
JOB NO. 6165

**AVIOM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
60 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
TEL. (561) 392-2594, FAX (561) 394-7126  
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**LEGEND**

- ANCHOR
- BOLLARD
- ▣ CATCH BASIN
- EXISTING ELEVATION
- ⊕ FIRE HYDRANT
- ⊙ LIGHT POLE
- OVERHEAD WIRES
- ⊕ RAILROAD CROSSING ARM
- SIGN (UNLESS NOTED)
- ⊕ TRAFFIC SIGNAL POLE
- ▣ VAULT
- ⊕ WATER METER
- WOOD UTILITY POLE



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7320 GRIFFIN ROAD, SUITE 109  
DAVIE, FLORIDA 33314

DISTRIBUTION CENTER

13 SEP 23 AM 7:12



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