

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO TERMINATE A DEED OF CONSERVATION EASEMENT LOCATED AT THE ERNEST R GRAHAM ELEMENTARY SCHOOL SITE AND EXECUTE A NEW DEED OF CONSERVATION EASEMENT AT THE SCHOOL SITE IN FAVOR OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT

The Board, at its meeting of December 10, 1997, authorized the execution of a Deed of Conservation Easement in favor of the South Florida Water Management District (SFWMD) for a five foot easement located on a portion of the Ernest R Graham Elementary school site to be developed as a wetland. The five foot wide conservation easement covering the perimeter of the wetland mitigation project was required to satisfy environmental permit requirements. SFWMD has since notified the District that the conservation easement is required for the entire mitigation area in order to provide the agency reasonable assurance that the mitigation area will remain in its current location in perpetuity (see attached location map).

The 20.67 acre school site is located at 7330 West 32 Avenue. The new easement is located on a portion of the school site to be developed as a wetland mitigation project (see attached location map). The new easement is legally described as:

A portion of TRACT 9 in the Southwest one-quarter (S.W. 1/4) of Section 28, Township 52 South, Range 40 East, CHAMBER'S LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, at Page 68, of The Public Records of Miami-Dade County, Florida, being particularly described as follows:

COMMENCE at the Northeast corner of said TRACT 9, thence S 02°36'57"E, along the East line of said TRACT 9 for distance of 1310.86 feet to the POINT OF BEGINNING of a parcel of land hereinafter described, said point being the Southeast corner of said TRACT 9; thence along the South line of said TRACT 9, S89°35'25"W for a distance of 279.78 feet to a point, said point being the Southwest corner of said TRACT 9; thence along the West line of said TRACT 9, N02°36'46"W for a distance of 328.07 feet, thence N87°23'14"E for a distance of 15.50 feet; thence S47°36'46"E for a distance of 68.59 feet; thence N87°23'14"E for a distance of 126.17 feet; thence N 27°23'14"E for a distance of 40.61 feet; thence N87°23'14"E for a distance of 23.03 feet to a point on a circular curve concave to the Northeast having a radius of 135.67 feet, a central angle of 48°39'55" and a radial bearing of N 87°23'14"E; thence Southerly and Southeasterly along the arc of said curve for 115.23 feet to the intersection with the East line of said TRACT 9; thence S02°36'57"E for a distance of 223.62 feet to the POINT OF BEGINNING, containing 81,124 square feet or

1.86 acres more or less.

The Deed of Conservation Easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of Ernest R Graham Elementary School, the Region Superintendent for Region I and the Department of Safety, Environment and Hazards Management recommend approval of the Deed of Conservation Easement. Facilities Planning and Construction is in agreement with the proposed Deed of Conservation Easement.

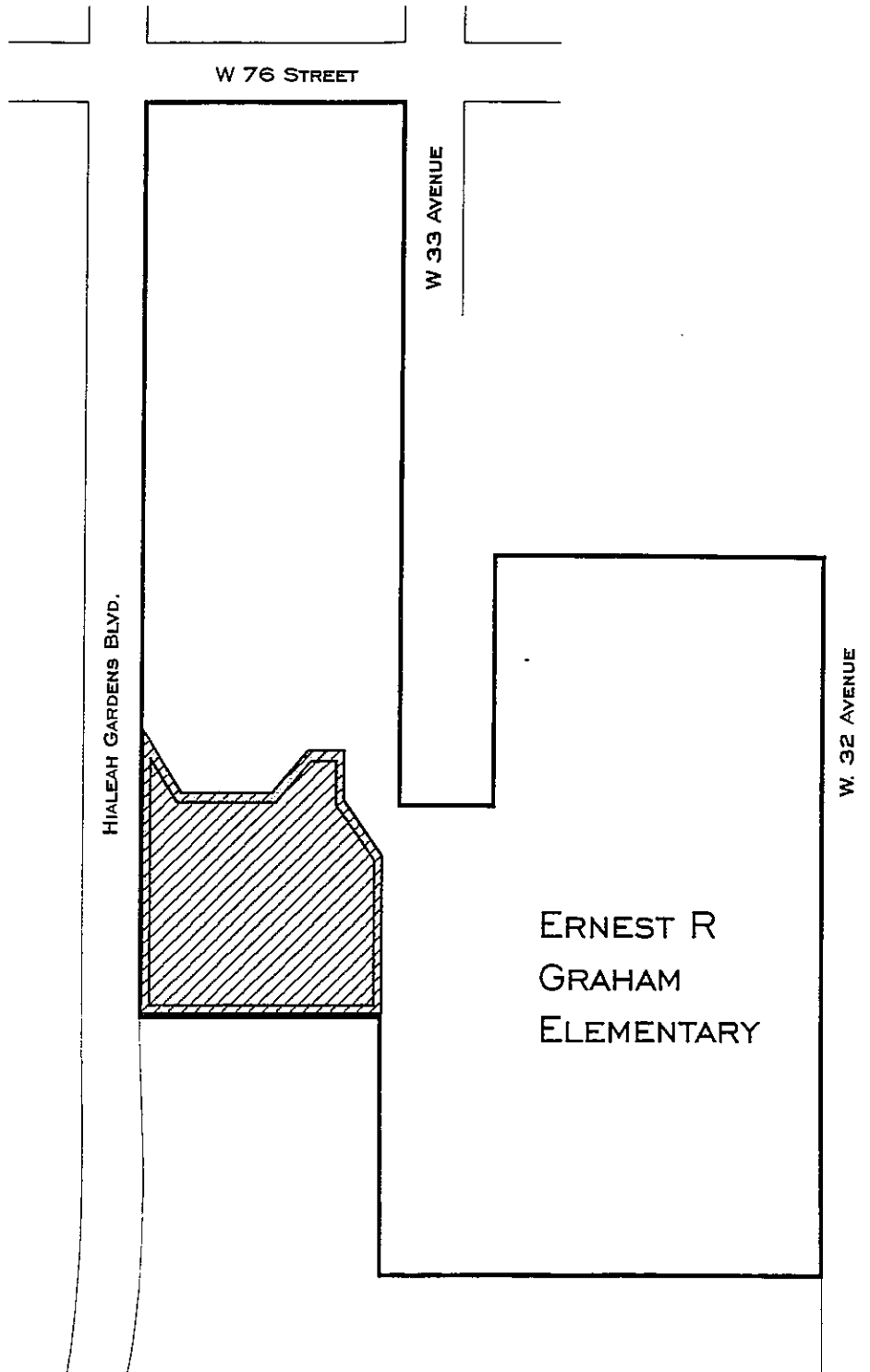
RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Chair and the Secretary to:

1. terminate the existing five foot perimeter Deed of Conservation Easement located at Ernest R Graham Elementary School site in favor of South Florida Water Management District; and
2. execute a Deed of Conservation Easement at the Ernest R Graham Elementary School site in favor of the South Florida Water Management District for approximately 1.86 acres, as described above.

AAD:dd

LOCATION MAP



LEGEND

	FORMER CONSERVATION EASEMENT
	NEW CONSERVATION EASEMENT