

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: GRANT OF EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC.,
AT THE HIALEAH MIDDLE SCHOOL SITE**

In order to install and maintain a Fiber Optic Cabinet (Cabinet), BellSouth Telecommunications, Inc. (BellSouth), has requested a 20' x 25' easement (500 square feet), be granted on the northwest boundary of the Hialeah Middle School site (see attached location map). The Cabinet is installed above ground, and is approximately 6' high, 3.8' wide and 9.3' long. The Cabinet will house fiber-optic equipment which will increase the capacity of telephone call transmissions in the neighborhood. The market value of land in the surrounding area is \$3 per square foot (a total of \$1,500 for the easement area). BellSouth has agreed to pay the Board \$18 per square foot for the said easement (a total of \$9,000 for the easement area), which represents six times its market value.

BellSouth, at its sole cost and expense, will restore the installation area to its original condition, beautify the easement area with shrubbery, maintain the outside appearance of the Cabinet and provide for periodic landscaping of the easement area. BellSouth will indemnify the Board for all personal injury claims and any real or personal property damage claims arising from its use of the easement area.

The said easement area is legally described as:

A portion of Tract 2, MIAMI MUNICIPAL AIRPORT, as recorded in Plat Book 40 at Page 96 of the Public Records of Miami-Dade County, Florida. Said lands lying in and being in the City of Hialeah, Florida and being more particularly described as follows:

Commence at the Northwest Corner of the Northeast Quarter (NE 1/4), of the Northeast Quarter (NE 1/4), of the Northwest Quarter (NW 1/4) of Section 32, Township 52 South, Range 41 East, being the intersection of East 65th Street (Gratigny Blvd) and the Northerly extension of the West line of said tract 2, also being the centerline of East 7th Avenue; thence Southerly along the Northerly extension of said Tract 2 for a distance of 35.00 feet to a point; thence deflecting 90°16'46" to the left run Easterly for a distance of 54.90 feet to the Point Of Beginning of the following parcel of land herein described; thence continue Easterly along the previous described course for a distance of 25.00 feet to a point; thence deflecting 90°16'46" to the right run Southerly for a distance of 20.00 feet to a point; thence deflecting 89°43'14" to the right run Westerly for a distance of 25.00 feet to a point;

thence deflecting 90°16'46" to the right run Northerly for a distance of 20.00 feet to the Point of Beginning.

The grant of easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of Hialeah Middle School, the Region Superintendent for Region, Office of Capital Improvement Projects, Office of Facilities Operation and the Department of Safety are in agreement with the proposed easement location.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and the Secretary to execute a grant of easement agreement with BellSouth Telecommunications, Inc., in consideration of a payment of \$9,000 for the installation of a Fiber Optic Cabinet on the northwest boundary of the Hialeah Middle School site.

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LOCATION MAP

