

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO EXECUTE A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION OF SUNNY ISLES BEACH COMMUNITY SCHOOL, FORMERLY STATE SCHOOL "BB-1" (RELIEF FOR RUTH K BROAD/BAY HARBOR AND VIRGINIA A. BOONE/HIGHLAND OAKS ELEMENTARY SCHOOLS AND HIGHLAND OAKS MIDDLE SCHOOL), LOCATED AT 201 182 DRIVE, SUNNY ISLES BEACH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

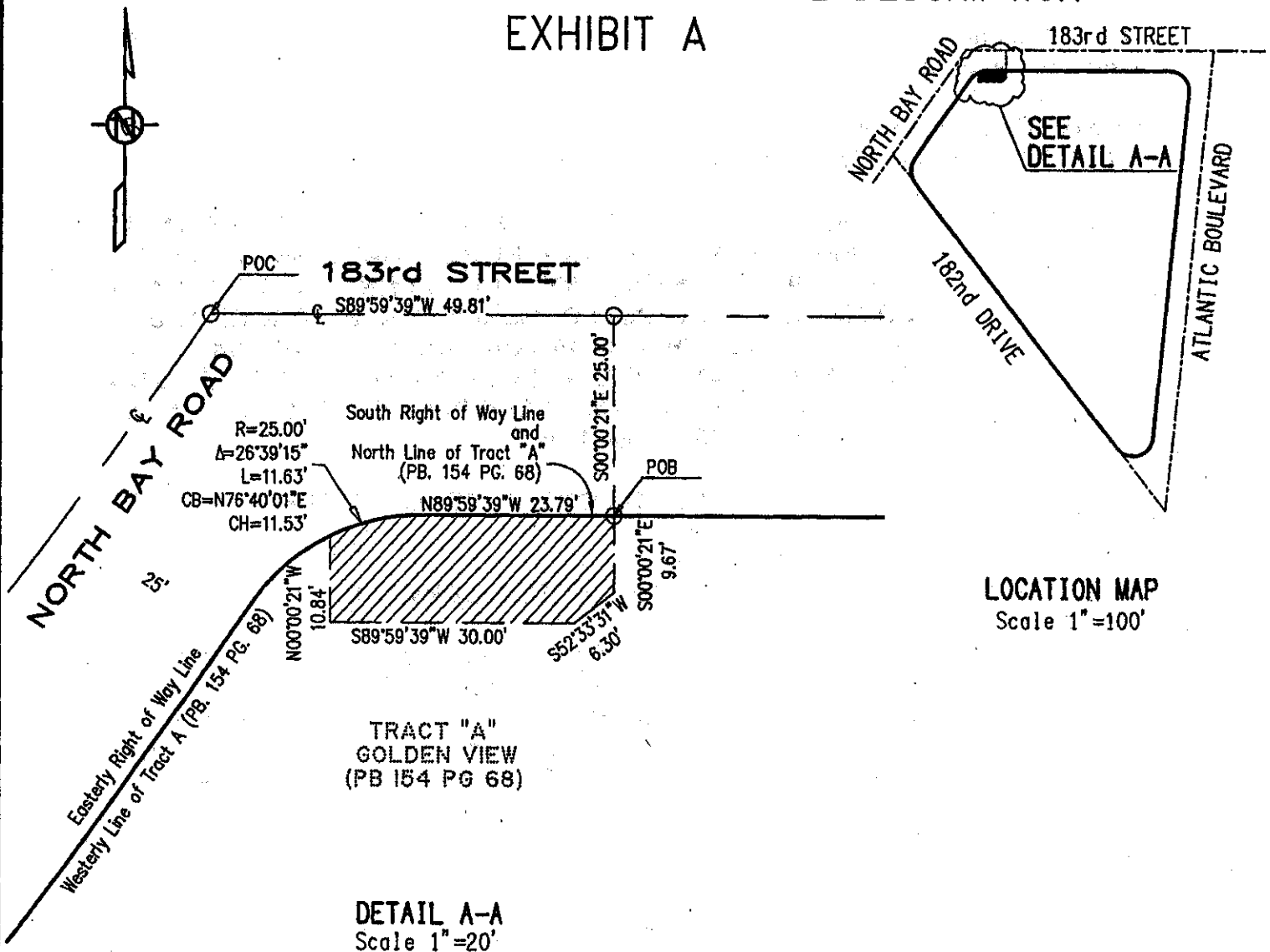
In order to meet the electrical service requirements associated with the construction of Sunny Isles Beach Community School (formerly State School "BB-1"), Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the northern portion of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 453 square feet, or 0.01 acres, more or less. The area is legally described in Exhibit "A", attached hereto.

The Grant of Easement Agreement (Agreement) will be reviewed and approved by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The Regional Center II Superintendent and the Office of School Facilities recommend approval of the Agreement.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a Grant of Easement Agreement with Florida Power and Light Company for the electrical service requirements associated with the construction of Sunny Isles Beach Community School, formerly State School "BB-1", as described above.

RL:rr

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT A



ABBREVIATIONS:

NOTE:

R Radius
L Length
Δ Delta Angle
CB Chord Bearing
CH Chord Distance
POC Point of Commencement
POB Point of Beginning
PB Plat Book
PG Page

Bearings are based on an assumed meridian whereby the centerline of 183rd Street bears South 89°59'39" West as shown on the said plat of GOLDEN VIEW.

Revised Date: February 4, 2008

THIS IS NOT A BOUNDARY SURVEY

Prepared By

Shirley Brownell

SUNNY ISLES BEACH COMMUNITY SCHOOL
FPL EASEMENT

E.R. BROWNELL & ASSOC., INC.

CONSULTING ENGINEERS
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LAND SURVEYORS
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Sheet 2 of 2

Draw By: ALR

Date: 01/31/08

Job #: 56664 G

Scale: 1"=20'

Sketch No.: SM-2207

EXHIBIT "A"

Revised Date: February 4, 2008

Date: January 31, 2008

**FLORIDA POWER AND LIGHT Co.
EASEMENT LEGAL DESCRIPTION**

A Florida Power and Light Co. Easement lying over and across a portion of Tract "A" of the GOLDEN VIEW, according to the plat thereof as recorded in Plat Book 154 at Page 68 of the Public Records of Miami Dade County, Florida, and being more particularly described as follows:

Commence at the intersection of the centerline of 183rd Street and North Bay Road of said plat of GOLDEN VIEW; thence run South 89°59'39" West, along the centerline of 183rd Street, for a distance of 49.81 feet to a point; thence run South 00°00'21" East for a distance of 25.00 feet to a point of intersection with the North Line of Tract A of said plat of GOLDEN VIEW, the same being a Point of Beginning of the Florida Power and Light Co. Easement; thence continue South 00°00'21" East for a distance of 9.67 feet to a point; thence run South 52°33'31" West for a distance of 6.30 feet to a point; thence run South 89°59'39" West for a distance of 30.00 feet to a point; thence run North 00°00'21" West for a distance of 10.84 feet to a point of intersection with the curve concave to the Southeast, the same being the Northwesterly Line of said Tract A having a radius of 24.40 feet, thence run along said curve to the left for an arc distance of 11.63 feet and though a central angle of 26°39'15", said curve having a chord of 11.53 feet and a chord bearing North 76°40'01" East to a point; thence run North 89°59'39" West, along the North line of said Tract A for a distance of 23.79 feet to the Point of Beginning, the above described parcel contains 453 square feet more or less.

The above described easement is approximately coincident with the FPL facilities shown on the Site Plan Sheet A001 prepared by SBLM Architects.

E.R. Brownell & Associates, Inc.

This Description and the accompany Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper, This Description and the accompanying Sketch are not valid one without the other.