

August 23, 2011

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

SUBJECT: AUTHORIZATION FOR THE CHAIR AND SECRETARY TO EXECUTE A GRANT OF EASEMENT AGREEMENT WITH THE CITY OF MIAMI GARDENS TO ALLOW THE CITY TO INSTALL A PUBLIC BUS SHELTER ADJACENT TO SCOTT LAKE ELEMENTARY SCHOOL, LOCATED AT 1160 NW 175 STREET, MIAMI GARDENS, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

The City of Miami Gardens (City) is improving existing public bus stops within the City and has identified the public bus stop adjacent to Scott Lake Elementary School (School), located at 1160 NW 175 Street, as a location of high passenger activity (see location map). In such areas of high passenger activity, the City plans to install covered passenger shelters. These shelters require an area of 7'-4" by 14'-6" in order to accommodate the shelter structure, provide for pedestrian circulation and meet Americans with Disabilities Act criteria. In surveying the public bus stop area adjacent to the School, the City determined that there is insufficient space to place the shelter totally in public right-of-way and has approached the District with a request for an easement (Easement) measuring 1'-9" by 14'-6", in order to place a portion of the shelter on Board-owned land. All work necessary to prepare the area for placement of the shelter will be done by the City, at no cost to the District, and the City will restore the Board-owned site to its original condition should the shelter be removed in the future. The Easement area consists of approximately 25 square feet, or 0.0006 acre, more or less, and is legally described in Exhibit "A", attached hereto.

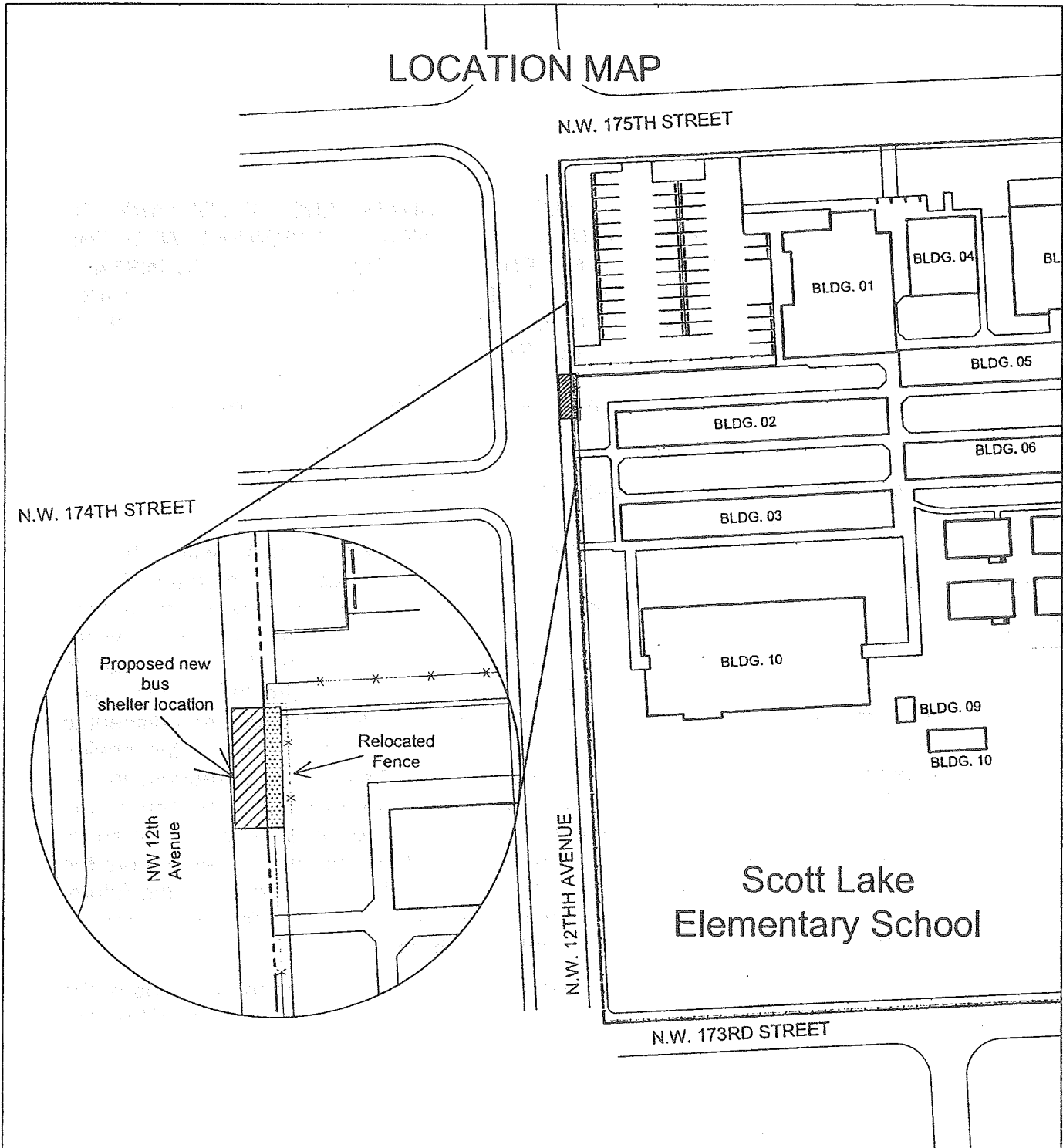
The School Principal and North Region Superintendent recommend the granting of the proposed Easement. The Easement document will be reviewed and approved by the School Board Attorney's Office and Office of Risk and Benefits Management prior to execution.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a Grant of Easement Agreement with The City of Miami Gardens to allow the City to install a public bus shelter adjacent to Scott Lake Elementary School, as described above.



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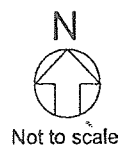
F - 2

LOCATION MAP



Legend

	Portion of proposed new bus shelter located within public right of way
	Portion of proposed new bus shelter located on school site



**EXHIBIT A-1 SKETCH AND LEGAL DESCRIPTION
SCOTT LAKE ELEMENTARY SCHOOL
CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA**

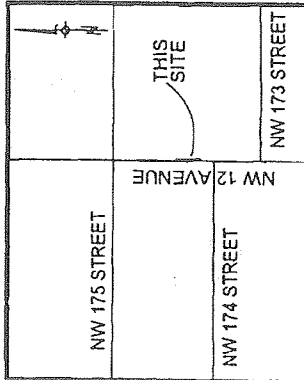
DESCRIPTION

Bus Shelter Right-of-Way Easement

An easement lying over and across a portion of the southeast one-quarter (S.E. ¼) of Section 11, Township 52 South, Range 41 East, being more particularly described as follows:

COMMENCE at the southwest corner of the northwest one-quarter (N.W. ¼) of the northwest (N.W. ¼) of the southeast one-quarter (S.E. ¼) of said Section 11 (said point being the centerline intersection of N.W. 12th Avenue and N.W. 173rd Street as shown on **SCOTT LAKE MANOR SECTION EIGHT**, according to the Plat thereof, as recorded in Plat Book 65, page 117 of the Public Records of Miami-Dade County, Florida; thence along the South line of northwest one-quarter (N.W. ¼) of the northwest (N.W. ¼) of the southeast one-quarter (S.E. ¼) of said Section 11, North 87°04'08" East, 40.00 feet; thence along the East Right-of-Way line of N.W. 12th Avenue and its southerly prolongation, North 3°14'30" West, 490.05 feet to the **POINT OF BEGINNING**; thence continue along the aforementioned East Right-of-Way line of N.W. 12th Avenue, North 3°14'30" West, 14.50 feet; thence North 86°45'30" East, 1.75 feet; thence South 3°14'30" East, 14.50 feet; thence South 86°45'30" West, 1.75 feet to the Point of Beginning.

Said lands lying and situate in the City of Miami Gardens, Miami-Dade County, Florida, and containing 25 square feet, more or less.



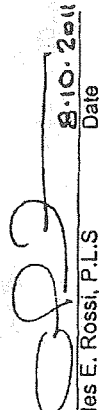
SURVEYOR'S NOTES

1. Measurements shown hereon are expressed in feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
7. Sources of information used in the preparation of this Sketch and Description are as follows:
 - A. Plat entitled **SCOTT LAKE MANOR SECTION EIGHT**, Plat Book 65, Page 117, Public Records of Miami-Dade County, Florida.
 - B. Plat entitled **SCOTT LAKE MANOR SECTION SEVEN**, Plat Book 65, Page 116, Public Records of Miami-Dade County, Florida.
8. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional Regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
10. Bearings shown hereon are based on an assumed meridian and are relative to the East Right-of-Way line of N.W. 12th Avenue, bearing North 3°14'30" West, as shown hereon.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
Date of Preparation: August 10, 2011


Charles E. Rossi, P.L.S. Date **8.10.2011**
Professional Surveyor and Mapper

Florida Registration No. 4798

TECH
Sun-Tech Engineering, Inc.
Engineering - Surveying - Planning
Certificate of Authorization Number LB 2013
1600 West Oakland Park Boulevard Phone (954) 777-3123
Ft. Lauderdale, FL 33311 Fax (954) 777-3114

EXHIBIT A-1 SKETCH AND LEGAL DESCRIPTION
SCOTT LAKE ELEMENTARY SCHOOL
CITY OF MIAMI GARDENS,
MIAMI-DADE COUNTY, FLORIDA

LOT 16, BLOCK 55
SCOTT LAKE MANOR SECTION SEVEN
(P.B. 65, PG. 116 -D.C.R.)
FOLIO NO. 34-2111-010-1280
OWNER: ERNST THEME

ABBREVIATIONS

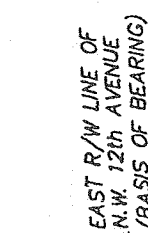
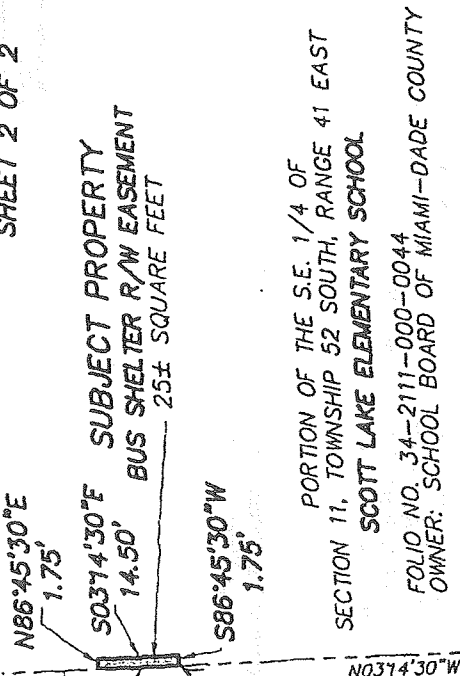
D.C.R. MIAMI-DADE COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT OF WAY
C. CENTERLINE
No. NUMBER

N.W. 12th AVENUE
(40' R/W PER P.B. 65, PG. 11 &
40' R/W PER P.B. 65, PG. 116 -D.C.R.)

N.W. 174th STREET
(25' R/W PER P.B. 65, PG. 116-D.C.R.)
(25' R/W PER P.B. 65, PG. 117-D.C.R.)

POINT OF COMMENCEMENT
S.W. CORNER OF THE N.W. 1/4,
OF THE N.W. 1/4, OF THE S.E. 1/4,
OF SECTION 11, TOWNSHIP 52 SOUTH,
RANGE 41 EAST

LOT 1, BLOCK 56
SCOTT LAKE MANOR SECTION EIGHT
(P.B. 65, PG. 117 -D.C.R.)



PORTION OF THE S.E. 1/4 OF
SECTION 11, TOWNSHIP 52 SOUTH, RANGE 41 EAST
SCOTT LAKE ELEMENTARY SCHOOL
FOLIO NO. 34-2111-000-0044
OWNER: SCHOOL BOARD OF MIAMI-DADE COUNTY

N.W. 173rd STREET
(40' R/W PER P.B. 65, PG. 11-D.C.R.)

SOUTH LINE OF N.W. 1/4,
OF THE N.W. 1/4, OF THE S.E. 1/4,
OF SECTION 11, TOWNSHIP 52 SOUTH,
RANGE 41 EAST

LOT 22, BLOCK 63
SCOTT LAKE MANOR SECTION EIGHT
(P.B. 65, PG. 117 -D.C.R.)



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