

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: GRANT OF EASEMENT TO BELL SOUTH TELECOMMUNICATIONS, INC., AT THE LEEWOOD ELEMENTARY SCHOOL SITE

In order to install and maintain a Controlled Environment Vault (CEV), BellSouth Telecommunications, Inc. (BellSouth), has requested a 20' x 30' easement (600 square feet), be granted on the west boundary of the Leewood Elementary School site (see attached location map). The CEV is a precast concrete and steel vault buried below ground, and is approximately 10' high, 7' wide and 17' long. The above-ground portion of the structure consists of a hatch and an air-conditioning unit that measures approximately 6' wide, 6' long and 4' high. The CEV will house fibre-optic equipment which will increase the capacity of telephone call transmissions in the neighborhood. In addition, the school's phone and management information systems will be enhanced as a result of being connected to the vault. The market value of land in the surrounding area is \$6 per square foot (a total of \$3,600 for the easement area). However, BellSouth will pay the Board \$36 per square foot for the said easement (a total of \$21,600 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 CEV 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 the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 55 South, Range 40 East in Miami-Dade County, Florida, being more particularly described as follows:

Commence at the centerline intersection of S.W. 123 Street and S.W. 104 Avenue as shown on Pine Needle Manors First Addition, according to the plat thereof, as recorded in Plat Book, 105 at Page 92 of the Public Records of Miami-Dade County, Florida; thence run South 02° 13'00" East along said centerline of S.W. 104 Avenue for 82.00 feet; thence run North 87° 47'00" East for 25.00 feet to a point lying on the East right of way line of said S.W. 104 Avenue and the Point of Beginning; thence

continue North 87°47'00" East for 20.00 feet; thence run South 02°13'00" East for 30.00 feet; thence run South 87°47'00" West for 20.00 feet to a point lying on the East right of way line of said S.W. 104 Avenue; thence run North 02°13'00" West along said East right of way line of said S.W. 104 Avenue for 30.00 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 Leewood Elementary School and the Region Superintendent for Region V recommend approval of the grant of easement. Facilities Planning and Construction and the Department of Safety, Environment and Hazards Management are in agreement with the proposed grant of easement.

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 \$21,600, for the installation of a Controlled Environment Vault on the west boundary of the Leewood Elementary School site.

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LOCATION MAP

