

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: GRANT OF EASEMENT TO BELL SOUTH TELECOMMUNICATIONS,  
INC., AT THE PLC "F" SCHOOL SITE**

In order to install and maintain a Controlled Environment Vault (CEV), BellSouth Telecommunications, Inc. (BellSouth), has requested a 20' x 40' easement (800 square feet), be granted on the south boundary of the PLC "F" 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 \$5 per square foot (a total of \$ 4,000 for the easement area). However, BellSouth will pay the Board \$30 per square foot for the said easement (a total of \$24,000 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 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 Tract "A-4", Shoma Homes at Tamiami IV, according to the plat thereof as recorded in Plat Book 148 at Page 91 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Tract "A-4"; thence N 87°43'35" E along the South line of said Tract "A-4" for a distance of 101.00 feet to a point; thence N 01°18'33" E for a distance of 20.00 feet to the Point of Beginning of the following easement herein described; thence continue N 01°18'33" E for a distance of 10.00 feet to a point; thence N 75°55'14" E for a distance of 95.79 feet to a point; thence N 41°58'25" E for a distance of 30.43 feet to a point; thence N 88°37'59" E for a distance of 15.00 feet to the East line of said Tract "A-4"; thence N 01°22'01" W along the said East line for a distance of 5.00 feet to a point; thence S 88°37'59" W for a distance of 17.16 feet to a point; thence S 41°58'25" W for a distance of 31.06 feet to a point; thence S 75°55'14" W for a distance of 98.08 feet to a point; thence

S 01°18'33" W for a distance of 14.12 feet to a point; thence N 87°43'35" E for a distance of 5.00 feet to the Point of Beginning.

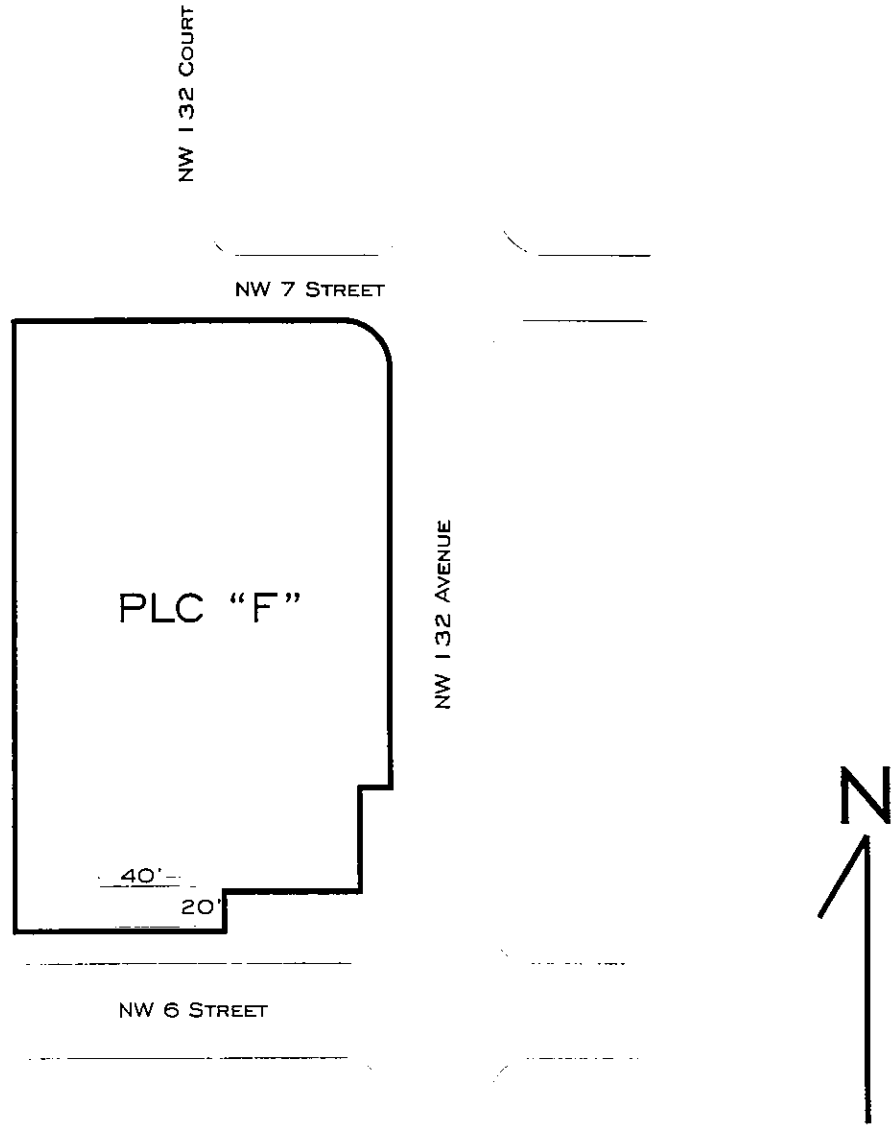
The grant of easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of PLC "F" and the Region Superintendent for Region V recommend approval of the grant of easement. Facilities Planning and Construction and the Department 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 \$24,000, for the installation of a Controlled Environment Vault on the south boundary of the PLC "F" school site.

ARB:ada

# LOCATION MAP



## LEGEND



PROPOSED EASEMENT