

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: GRANT OF EASEMENT TO BELL SOUTH TELECOMMUNICATIONS,
INC., AT THE TROPICAL 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 north boundary of the Tropical 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 \$4 per square foot (a total of \$2,400 for the easement area). However, BellSouth will pay the Board \$24 per square foot for the said easement (a total of \$14,400 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 44, Dade County Development Company's Subdivision of Sec. 20 and W 1/2 of Section 28, lying in Section 20, Township 54 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 3 at Page 169 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

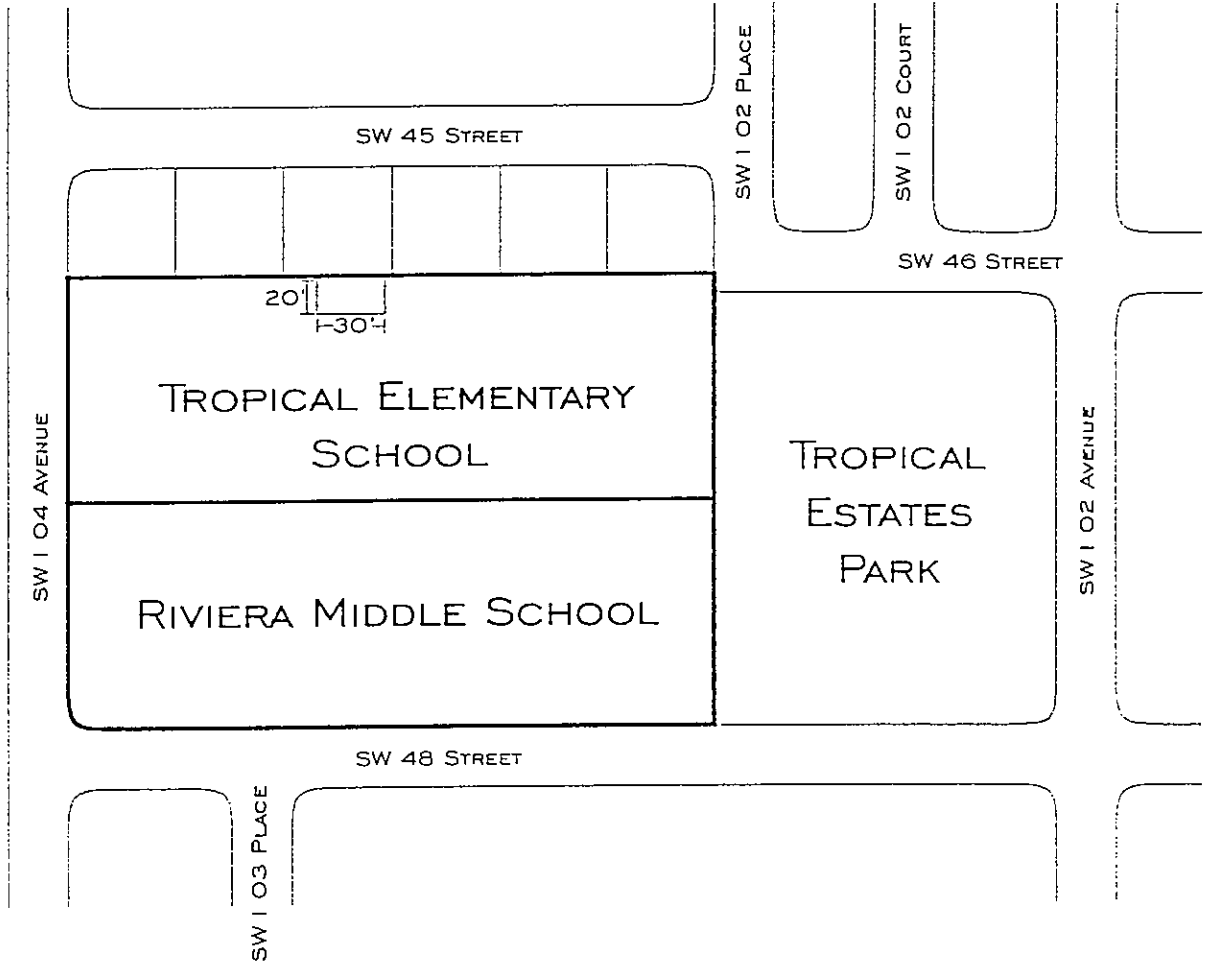
Commence at the Southwest corner of Lot 19, Block 23, Heftler Homes Section 2, according to the plat thereof, as recorded in Plat Book 68 at Page 15 of the Public Records of Miami-Dade County, Florida; thence run South 89°41'07" East along the South line of said Block 23 for 215.15 feet to the Point of Beginning; thence continue South 89°41'07" East for 30 feet; thence run South 00°18'53" West for 20.00 feet; thence run North 89°41'07" West for 30.00 feet; thence run North 00°18'53" East for 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 Tropical 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 \$14,400, for the installation of a Controlled Environment Vault on the north boundary of the Tropical Elementary School site.

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LOCATION MAP



LEGEND

 PROPOSED EASEMENT

