

Deputy Superintendent of Schools
Henry C. Fraind

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

In order to install and maintain a Controlled Environment Vault (CEV), BellSouth Telecommunications, Inc. (BellSouth), has requested a 15' x 25' easement (375 square feet), be granted on the south boundary of the Parkview 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 \$2.50 per square foot (a total of \$937.50 for the easement area). However, BellSouth will pay the Board \$16 per square foot for the said easement (a total of \$6,000 for the easement area), which represents approximately six and a half 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 Lot 12, Block 7, SUNNY ISLES INLAND, according to the Plat thereof as recorded in Plat Book 44 at Page 69 of the Public Records of Miami-Dade County, Florida. Said portion being more particularly described as follows:

Commence at the Point of Tangency of the corner curve having a radius of 25.00 feet and lying at the Southeast corner of said Lot 12 and lying on the Northerly right-of-way line of N.W. 175 Street being 35.00 feet Northerly of the centerline of said N.W. 175 Street as shown on the Plat of SUNNY ISLES INLAND; thence Westerly along the Southerly line of said Lot 12 a distance of 25.00 feet to a point; thence deflecting left 90°00'00" run Northerly for a distance of 15.00 feet to a point; thence deflecting left 90°00'00" run Easterly for a distance of 25.00 feet to a point; thence deflecting left 90°00'00" run Southerly for a distance of 15.00 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 Parkview Elementary School and the Region Superintendent for Region II 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 \$6,000, for the installation of a Controlled Environment Vault on the south boundary of the Parkview Elementary School site.

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LOCATION MAP

