

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: GRANTS OF UTILITY EASEMENTS AT A FUTURE ELEMENTARY SCHOOL SITE LOCATED AT S. W. 144 STREET AND S. W. 160 AVENUE

At its September 25, 1996 meeting, the Board authorized the acceptance of a Declaration of Restrictions (Declaration) in connection with a development application, for a voluntary contribution of land in addition to educational facilities impact fees. The Declaration provided that the owner would donate a 7.5 acre filled and compacted school site (Suchman school site), provide roads along two sides of the school site and provide access to all utilities including water, sewer, electric and telephone service. Additionally, the school site was to be donated within 30 days following the approval of a final plat for any portion of the development property, with 24 months to allow the owner to provide the required infrastructure.

The Suchman school site was conveyed to the District on January 13, 1998, and the owner has currently provided the necessary documentation to demonstrate compliance with the infrastructure provisions in the Declaration. The owner has now requested that the Board grant two easements on the school site: a 40' x 25' general utilities easement on the northeast corner of the site to accommodate existing BellSouth and Florida Power and Light Company (FP&L) switchboxes; and a 5' x 25' easement to FP&L on the southwest corner of the site to accommodate an existing routing cabinet (see attached Location Map).

In consideration for the referenced easements, the owner will waive all rights for water and sewer connection fees, which the Board would owe at the time of school construction and connection, for both the Suchman school site and for the Lawton Chiles Middle School site currently under construction at N.W. 197 Street and N.W. 82 Avenue. The Miami-Dade County Water and Sewer Department has indicated that the connection charges for the Lawton Chiles Middle School site are \$47,350.27. While the connection charges for the Suchman site cannot be determined without specific facility plans, such charges, assessed for both lines and a pump station, would typically be at least \$30,000, based on a standard elementary school.

The said easement areas are legally described as:

General Utilities Easement

The South 40.00 feet of the North 50.00 feet of the East 25.00 feet of Tract "J" of "CORSICA PLACE", according to the plat thereof as recorded in Plat Book 151 at Page 16 of the Public Records of Dade County, Florida.

FP&L Utilities Easement

The East 5.00 feet of the West 15.00 feet of the South 25.00 feet of Tract "J" of "CORSICA PLACE", according to the plat thereof, as recorded in Plat Book 151, Page 16, of the Public Records of Dade County, Florida.

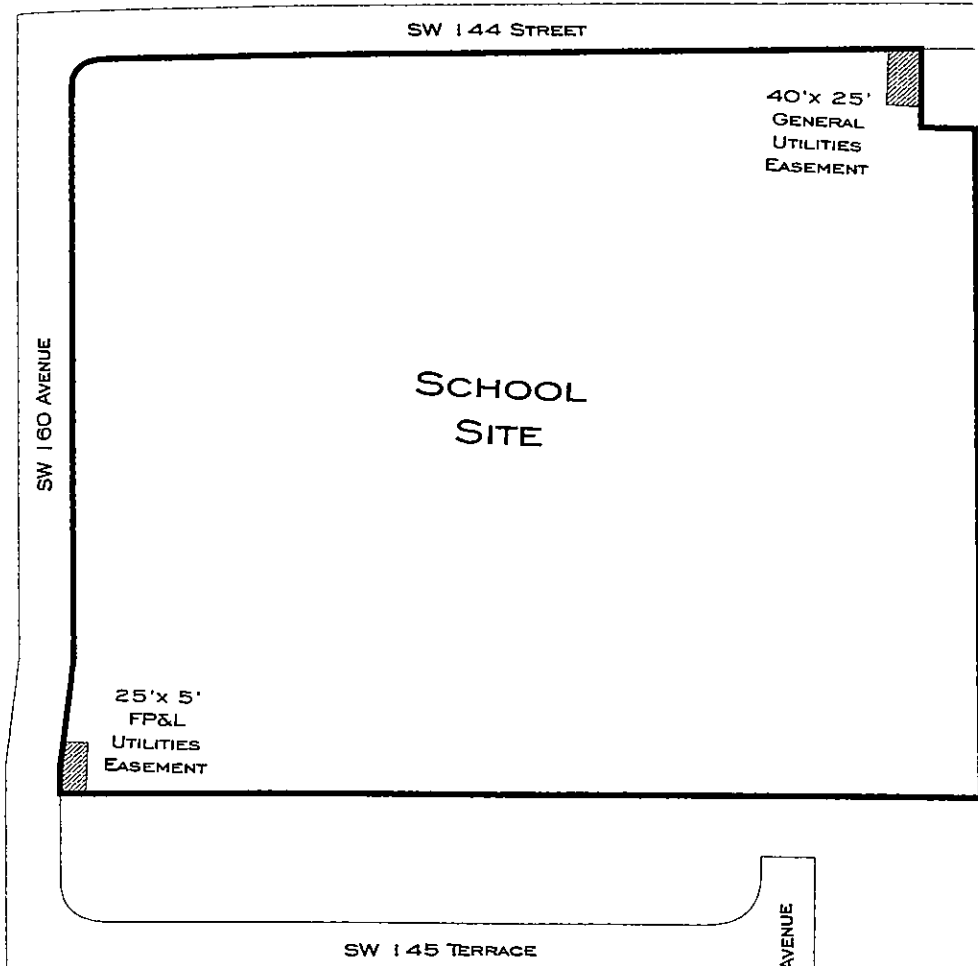
The grant of easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management.

RECOMMENDED:


That The School Board of Miami-Dade County, Florida, authorize the release of the final plat for the future elementary school site located at S.W. 144 Street and S.W. 160 Avenue (Suchman school site), and for the Chair and Secretary to execute a grant of easement agreement with Florida Power and Light Company, for the provision of easements as described above, in consideration for waivers of water and sewer connection charges at both the Suchman school site and the Lawton Chiles Middle school site.

KW:jc

LOCATION MAP



LEGEND

 PROPOSED EASEMENT