

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

**SUBJECT: GRANT OF EASEMENT TO BROWARD COUNTY AT THE WLRN
BROADCAST TOWER SITE**

Miami-Dade County Public Schools (Board) and the Florida Educational Television Commission (State of Florida), own an undivided one-half interest in a 17.1 acre parcel of land located at 5200 S.W. 34 Street in Broward County, Florida. The property was purchased in 1959 for the purpose of operating a non-commercial educational broadcast station, and is the location of the WLRN Broadcast Tower (WLRN). Broward County has requested that the Board grant an easement for its interest in a 25' x 668.56' strip (.38 acres) of land along S.W. 56 Avenue (see attached location map), for \$31,100. The proposed easement will provide road right of way, and sidewalk at the WLRN site. Broward County's offer is supported by an appraisal, which has been reviewed by a District-commissioned appraiser. The State of Florida, as joint owner of the 17.1 acre parcel, approved Broward County's easement request on July 11, 2000. WLRN has confirmed that the .38 acre strip along S.W. 56 Avenue will not interfere with the current and future operations of the Broadcast Tower.

The said easement area is legally described as:

A PORTION OF THE NORTH ONE-HALF (N. ½) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 87°35'00" EAST, ALONG A PORTION OF THE NORTH BOUNDARY OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°35'00" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 02°53'59" EAST, ALONG A LINE PARALLEL TO AND 40.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST BOUNDARY OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 668.56 FEET TO THE SOUTH BOUNDARY OF SAID NORTH ONE-HALF (N. ½); THENCE SOUTH 87°33'14" WEST, ALONG A PORTION OF SAID SOUTH BOUNDARY, A DISTANCE OF 25.00 FEET; THENCE NORTH 02°53'59" WEST, ALONG A LINE PARALLEL TO AND 15.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO SAID WEST BOUNDARY, A DISTANCE OF 668.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY,
FLORIDA AND CONTAIN 16,714 SQUARE FEET, MORE OR LESS.

The grant of easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The office of Integrated Media Services is in agreement with the proposed easement.

The site is jointly owned by the Board and State of Florida.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and the Secretary to execute a grant of easement agreement with Broward County, for the provision of an easement as described above, on the WLRN Broadcast Tower site.

JB:slr

LOCATION MAP

