

Office of School Facilities  
Jaime G. Torrens, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO EXECUTE A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE ELECTRICAL SERVICE REQUIREMENTS ASSOCIATED WITH THE CONSTRUCTION OF STATE SCHOOL "LLL" (A REPLACEMENT SENIOR HIGH SCHOOL LOCATED ON THE MIAMI CAROL CITY SENIOR HIGH SCHOOL CAMPUS), AT 3301 MIAMI GARDENS DRIVE, MIAMI GARDENS**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

In order to meet the electrical service requirements associated with the construction of State School "LLL", a replacement senior high school located on the Miami Carol City Senior High School (School) campus, Florida Power & Light Company has requested that an easement be granted to feed the new School construction. The easement runs along the western portion of the site, is 10' wide and includes an approximate 11'x 22' transformer pad. The subject area consists of 4,884 square feet, or .11 acre, more or less. The area is legally described in Exhibit "A", attached hereto.

The Grant of Easement Agreement (Agreement) will be reviewed and approved by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The Office of School Facilities recommends approval of the Agreement.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a Grant of Easement Agreement with Florida Power and Light Company for electrical service requirements associated with the construction of State School "LLL", a replacement senior high school located on the Miami Carol City Senior High School campus, as described above.

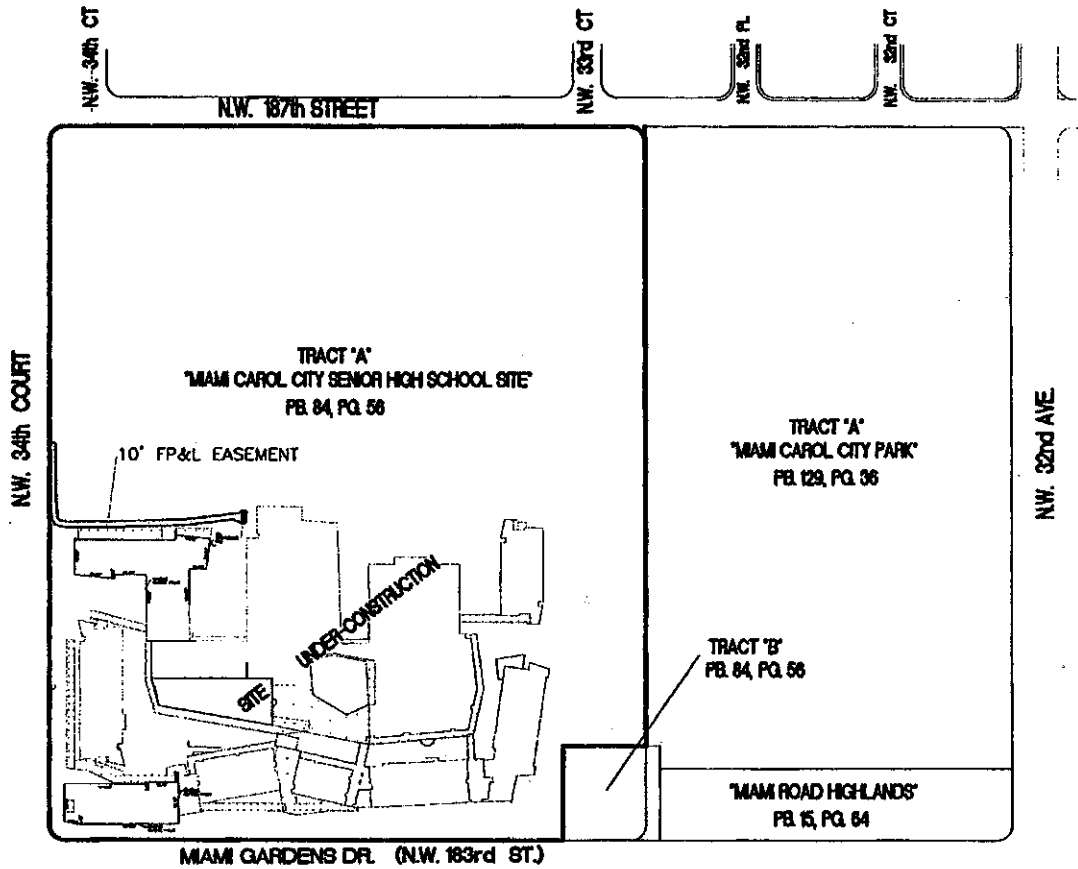
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EXHIBIT A

SHEET 1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
 CAROL CITY SENIOR HIGH SCHOOL F.P. & L. EASEMENT  
 FOR COASTAL CONSTRUCTION



LOCATION SKETCH  
 SCALE 1"=300'

**CAROL CITY SENIOR HIGH SCHOOL**

**DESCRIPTION FOR FLORIDA POWER & LIGHT. (F.P.L.)**

A PORTION OF TRACT "A" OF "MIAMI CAROL CITY SENIOR HIGH SCHOOL SITE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 84 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF NW. 34TH COURT AND NW. 187TH STREET, AS SHOWN ON AFOREMENTIONED PLAT BOOK 84, AT PAGE 56; THENCE ALONG THE CENTERLINE OF SW. 34TH COURT S00°00'00"E FOR A DISTANCE OF 573.90 FEET; THENCE N90°00'00"E FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW. 34TH COURT AND THE WEST LINE OF TRACT "A", SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N90°00'00"E FOR A DISTANCE OF 10.00 FEET; THENCE S00°00'00"W FOR A DISTANCE OF 82.42 FEET; THENCE S01°15'12"E FOR A DISTANCE OF 15.63 FEET; THENCE S06°31'08"E FOR A DISTANCE OF 32.24 FEET; THENCE S23°28'57"E FOR A DISTANCE OF 5.34 FEET; THENCE S78°44'35"E FOR A DISTANCE OF 10.38 FEET; THENCE S89°53'59"E FOR A DISTANCE OF 87.41 FEET; THENCE N88°09'59"E FOR A DISTANCE OF 125.06 FEET; THENCE N82°50'29"E FOR A DISTANCE OF 80.83 FEET; THENCE N85°55'35"E FOR A DISTANCE OF 12.23 FEET; THENCE N07°02'52"W FOR A DISTANCE OF 4.75 FEET; THENCE N89°57'09"E FOR A DISTANCE OF 11.00 FEET; THENCE S00°02'53"E FOR A DISTANCE OF 22.00 FEET; THENCE S89°57'08"W FOR A DISTANCE OF 9.64 FEET; THENCE N65°40'47"W FOR A DISTANCE OF 15.21 FEET; THENCE S82°50'29"W FOR A DISTANCE OF 79.75 FEET; THENCE S88°09'59"W FOR A DISTANCE OF 125.61 FEET; THENCE N89°53'59"W FOR A DISTANCE OF 88.48 FEET; THENCE N78°44'35"W FOR A DISTANCE OF 16.59 FEET; THENCE N23°28'57"W FOR A DISTANCE OF 12.07 FEET; THENCE N06°31'08"W FOR A DISTANCE OF 37.31 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE OF SAID TRACT "A" N 00°00'00" W FOR A DISTANCE OF 95.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,884 SQUARE FEET (0.11 ACRES) MORE OR LESS.

**PREPARED BY:**

FERNANDO Z. GATELL PSM  
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT PAGE 2 OF 2.

FERNANDO Z. GATELL P.S.M.  
 VICE-PRESIDENT  
 CERTIFICATE No. 2821  
 STATE OF FLORIDA

DATE: 05/26/09

CAROL CITY SENIOR HIGH SCHOOL  
 Florida Power & Light CO Easement

**F.R. Aleman And Associates, Inc. LB #6785**  
 Consulting Engineers and Surveyors  
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