

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

SUBJECT: AUTHORIZATION FOR THE CHAIR AND SECRETARY TO EXECUTE A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE ELECTRICAL SERVICE REQUIREMENTS ASSOCIATED WITH DISTRIBUTION EQUIPMENT ON THE CAMPUS OF ROCKWAY ELEMENTARY SCHOOL, LOCATED AT 2790 S.W. 93 COURT, MIAMI, FLORIDA 33165

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Florida Power and Light Company ("FPL") has approached the District with a request to modify existing electrical service equipment on the campus of Rockway Elementary School ("School"), located at 2790 S.W. 93 Court, Miami, Florida 33165. The work entails hardening equipment to better withstand storm related impacts, significantly reducing restoration time after a storm, and FPL estimates that the work will increase everyday reliability by 50%. The equipment serves both the School and local community. In this regard, FPL has requested that an easement ("Easement") be granted to service the equipment. The Easement is located on the east side of the School site, and consists of 1,862 square feet, or 0.04 acres, more or less.

The Easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management for legal sufficiency and risk management issues, respectively, and found to be in compliance. A copy of the Easement is attached hereto as "Attachment 1".

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 the electrical service requirements associated with distribution equipment on the campus of Rockway Elementary School, located at 2790 S.W. 93 Court, Miami, Florida 33165, as described above.

IB:

EASEMENT

"Attachment 1"

This Instrument Prepared By

Sec.16, Twp 54 S, Rge 40 E

Name: Ms. Ivis Barba
Co. Name: School Board of Miami-Dade County
Address: 1450 NE 2nd Avenue #525
Miami, FL 33132

Parcel I.D. 30-4016-018-3400
Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

The undersigned, The School Board of Miami-Dade County, Florida, ("Grantor") in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("Grantee"), an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 1862 square feet described as follows:

Reserved for Circuit Court

See attached Exhibit "A" (attached hereto and incorporated by reference) (the "Easement Area")

Together with the right to permit Grantee to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for Grantee's communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

The laws of the State of Florida shall govern this Easement and venue for any litigation arising out of this Easement shall be the Florida County where the Easement Area is located.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2017.

Signed, sealed and delivered in the presence of:

(Witness' Signature)

Print Name: Mr. Michael A. Levine
(Witness)

(Witness' Signature)

Print Name: Ms. Ivis Barba
(Witness)

TO THE SCHOOL BOARD:
APPROVED AS TO FORM & LEGAL SUFFICIENCY:

SCHOOL BOARD ATTORNEY _____

The School Board of Miami-Dade County, Florida

By: _____
(Grantor's signature)

Print Name: Dr. Lawrence S. Feldman, Chair

Print Address: 1450 NE 2nd Avenue
Miami, Florida 33132

Attest: _____

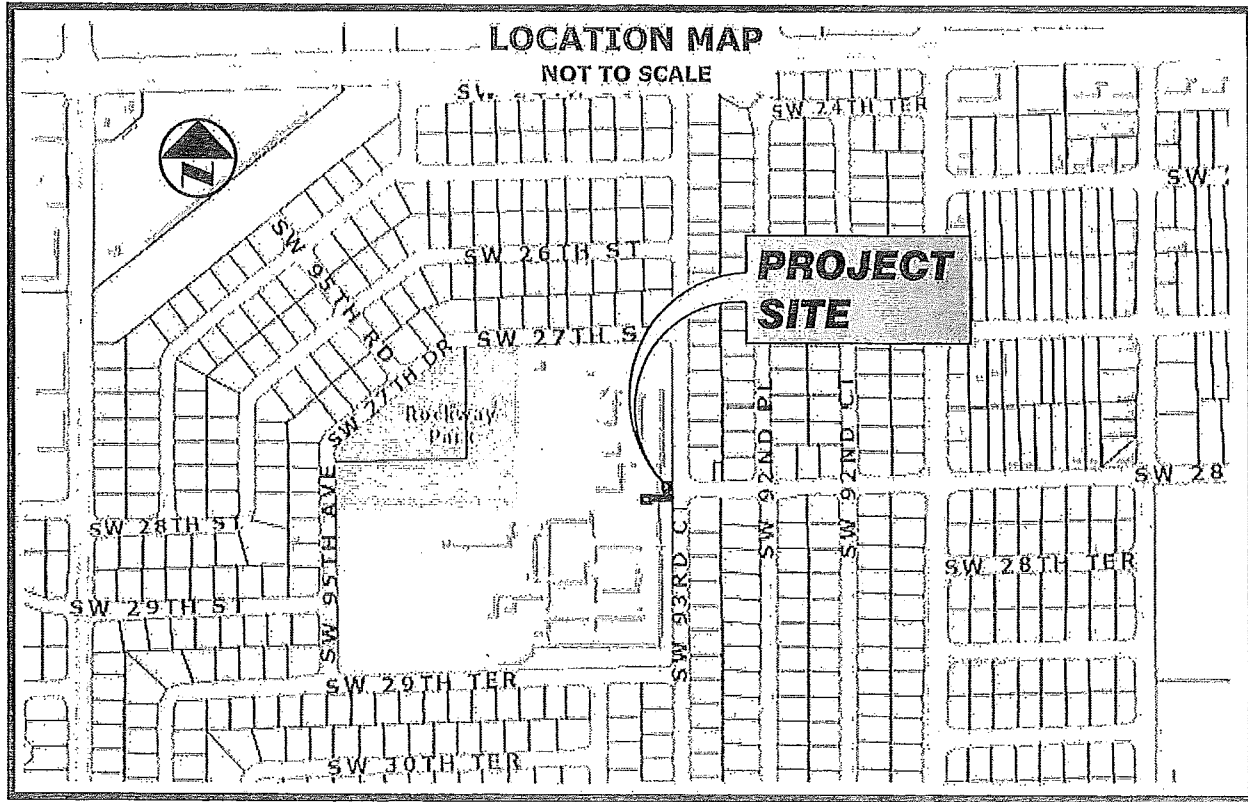
Print Name: Mr. Alberto M. Carvalho, Superintendent

Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

STATE OF FLORIDA AND COUNTY OF MIAMI-DADE. The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by Lawrence S. Feldman, and Alberto M. Carvalho, respectively the Chair and Secretary of The School Board of Miami-Dade County, Florida, a Florida public corporation, on behalf of said corporation, who are personally known to me or have produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public, Signature
Print Name _____



LEGAL DESCRIPTION:

A PORTION OF TRACT "B", "CORAL GARDENS" AS RECORDED IN PLAT BOOK 68, PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF S.W. 29th TERRACE AND S.W. 93rd COURT CENTERLINES AS SHOWN IN SAID PLAT BOOK 68, PAGE 16; THENCE N 0°02'22" W ALONG THE CENTERLINE OF S.W. 93rd COURT FOR 536.47 FEET; THENCE S 89°57'38" W PERPENDICULAR TO THE LAST DESCRIBED COURSE FOR 25.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "B" AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°57'38" W FOR 66.00 FEET; THENCE S 0°02'21" E FOR 9.83 FEET; THENCE S 89°57'38" E FOR 27.00 FEET; THENCE N 0°02'22" W FOR 22.00 FEET; THENCE N 89°57'38" E FOR 27.00 FEET; THENCE S 0°02'22" E FOR 2.17 FEET; THENCE N 89°57'38" E FOR 45.54 FEET; THENCE N 0°02'22" W FOR 20.83 FEET; THENCE S 89°57'38" W FOR 5.00 FEET; THENCE N 0°02'22" W FOR 20.00 FEET; THENCE N 89°57'38" E FOR 20.00 FEET; THENCE S 0°02'22" E FOR 20.00 FEET; THENCE S 89°57'38" W FOR 5.00 FEET; THENCE S 0°02'22" E FOR 20.83 FEET; THENCE N 89°57'38" E FOR 10.46 FEET; THENCE S 0°02'20" E FOR 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1862 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. NOT TO BE CONSTRUED AS A BOUNDARY OR RIGHT-OF-WAY SURVEY.
2. THERE MAY BE ADDITIONAL RESTRICTIONS, RESERVATIONS OR ZONING REQUIREMENTS NOT SHOWN ON THIS SKETCH OR THE LEGAL DESCRIPTION THAT CAN BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. EXAMINATION OF THE ABSTRACT OF TITLE HAS TO BE MADE IN ORDER TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING OR BENEFITING DESCRIBED LAND.
3. THIS LICENSE AGREEMENT WAS PREPARED FOR FLORIDA POWER AND LIGHT COMPANY AND ALL INFORMATION REGARDING THE POSITION AND DIMENSION OF IT WHERE PROVIDED BY THE CLIENT.
4. NO TITLE SEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE IS ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THIS LICENSE AGREEMENT.
5. THE SUBJECT PROPERTY THAT THE STRIP OF LAND IS CROSSING OVER, ACCORDING TO MIAMI-DADE PROPERTY APPRAISAL OFFICE:

FOLIO NUMBER: 30-4016-018-3400
 OWNER: SCHOOL BOARD OF MIAMI-DADE COUNTY
 PROPERTY ADDRESS: 2790 SW 93rd COURT MIAMI, FL 33165-3144
 MAILING ADDRESS: 1450 NE 2nd AVENUE MIAMI, FL 33132-1308
 SECTION: 16-54S-40E

CERTIFIED TO:

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS.
 SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH TITLED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS A TRUE AND CORRECT PRESENTATION OF THE FIELD MEASUREMENTS PERFORMED ON FEBRUARY 13, 2017, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF RECENTLY PREPARED UNDER MY DIRECTION, EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THE PROPERTY. LOCATION AND IDENTIFICATION OF THE UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SHOWN AS SUCH INFORMATION WAS NOT REQUESTED. THE OWNERSHIP IS SUBJECT TO THE OPINION OF TITLE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17-6, FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

JBM DATA SYSTEM, LLC
 4000 PONCE DE LEON BOULEVARD, SUITE 470
 CORAL GABLES, FL 33146
 TELEPHONE 305-777-0248

BY: *[Signature]*
 JOVICA B. MALESEVIC, PSM #5681
 STATE OF FLORIDA

EXHIBIT "A"
SKETCH TO ACCOMPANY
FPL EASEMENT LEGAL DESCRIPTION
ROCKWAY ELEMENTARY & MIDDLE SCHOOL
2790 SW 93rd COURT, MIAMI, MIAMI-DADE COUNTY, FLORIDA 33165
SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST
FOLIO NUMBER: 30-4016-018-3400

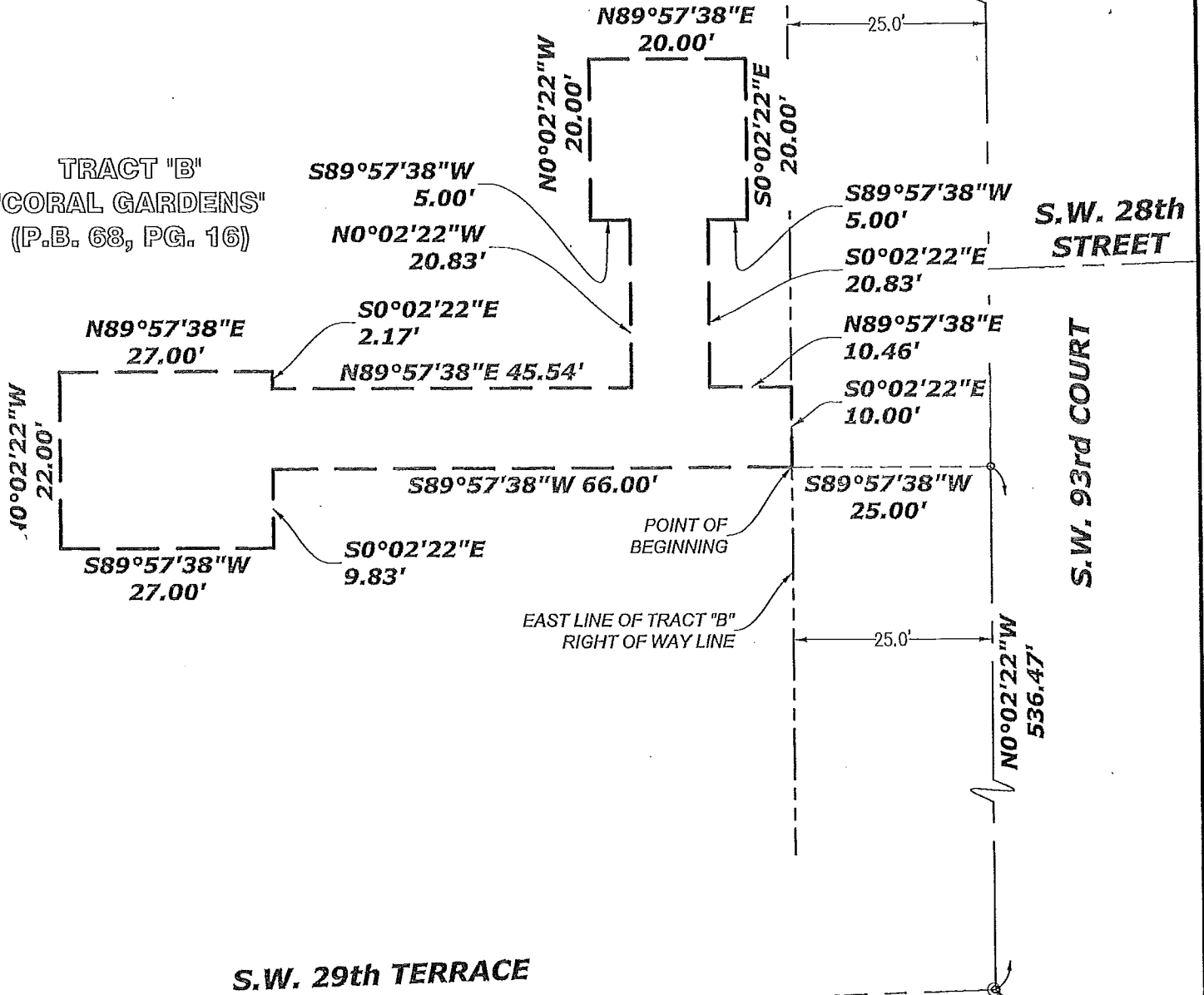
NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYORS SEAL AND SIGNED:

JBM DATA SYSTEM, LLC 4000 Ponce de Leon Blvd, Suite 470 Telephone: 305.777.0248 / Fax: 305.777.0449 / Cell: 305.710.5960	DATE: 02/13/2017	JOB NO.: JBMDS - 521	DRAWN BY: A.R.	CHECKED BY: J.B.M.	DRAWING NO.:	SHEET 1 OF 2
---	----------------------------	--------------------------------	--------------------------	------------------------------	---------------------	---------------------

S.W. 27th STREET

FOUND IRON PIPE

TRACT "B"
"CORAL GARDENS"
(P.B. 68, PG. 16)



S.W. 29th TERRACE

POINT OF COMMENCEMENT

FOUND IRON PIPE

EXHIBIT "A"
SKETCH TO ACCOMPANY
FPL EASEMENT LEGAL DESCRIPTION
 ROCKWAY ELEMENTARY & MIDDLE SCHOOLS
 2790 SW 93rd COURT, MIAMI, MIAMI-DADE COUNTY, FLORIDA 33165
 SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST
 FOLIO NUMBER: 30-4016-018-3400

JBM DATA SYSTEM, LLC

DATE: 02/13/2017

JOB NO.: JBMDS - 521

DRAWN BY: A.R.

CHECKED BY: J.B.M.

DRAWING NO.:

SHEET 2 OF 2

4000 Ponce de Leon Blvd, Suite 470
Telephone: 305.777.0248 / Fax: 305.777.0449 / Cell: 305.710.5960

DRAWING: JBMDS 521 - SW 93rd - EASEMENT LEGAL DESCRIPTION