

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: PROPOSED GRANT OF EASEMENT AGREEMENT IN FAVOR OF THE VILLAGE OF EL PORTAL (“VILLAGE”), TO PROVIDE FOR THE INSTALLATION AND OPERATION BY THE VILLAGE OF A REGIONAL SEWERAGE LIFT STATION ON THE SOUTHWEST CORNER OF THE HORACE MANN MIDDLE SCHOOL CAMPUS

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background

Residents of the Village of El Portal (“Village”) and adjacent portions of Unincorporated Miami-Dade County are currently served by a septic sewerage system. The Village, in coordination with the Miami-Dade Water and Sewer Department, has secured grant funding to facilitate conversion of the existing septic system to sanitary sewer service. Due to the volume of individual households to be connected to the proposed sanitary service, a new regional lift station is required. Given the lack of available open space within this residential community, and the proximity of Horace Mann Middle School (“School”), located largely in the center of the Village at 8950 N.W. 2 Avenue, the Village approached the District with a request to secure an easement from the Board to allow for the construction and operation of the lift station on the extreme southwest portion of the School’s playfield. This location is the furthest from existing School structures, and will have minimal impact on the available balance of the playfield.

In return for granting the proposed easement, the Village has agreed to provide a \$30,000 contribution to the School over a three (3) year period, to allow the School to develop a number of educational initiatives and programs to serve its students and the community.

Proposed Grant of Easement Agreement between the Board and Village of El Portal

The Deputy Superintendent/Chief Operating Officer, School Operations, recommends that the Board authorize the Chair and Secretary to execute a Grant of Easement Agreement (“Easement”) in favor of the Village of El Portal to provide for the installation and operation of a regional sewerage lift station on a portion of the School playfield, as detailed above, subject to certain terms and conditions, substantially, as follows:

- The proposed Easement shall be located on the extreme southwest corner of the School campus and will be 85' by 45' in size, or 3,825 square feet (.0878 acre, more or less). The area is legally described in Exhibit "A", attached hereto; and
- As a condition of the Board providing the Easement, and prior to the document being recorded or issuance of any permits required for construction of the lift station and related improvements, the Village will provide the first of three (3) annual payments to the School, in the amount of \$18,000, to develop a number of educational initiatives and programs to serve its students and the community. Total contributions over a three (3) year period will amount to \$30,000.

In order to allow the Village to conduct any necessary due diligence and testing activities at the proposed Easement location, it is further recommended that the Superintendent be authorized to enter into a Site Access Agreement with the Village, if necessary, under terms and conditions acceptable to the District.

The proposed Easement 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 proposed Easement in its final form shall be made available for inspection and review by the public prior to the Board meeting.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida:

1) authorize the Chair and Secretary of the Board to execute a Grant of Easement Agreement (“Easement”) in favor of the Village of El Portal (“Village”), to provide for the installation and operation by the Village of a Regional Sewerage Lift Station on the Southwest corner of the Horace Mann Middle School campus (“School”), located at 8950 N.W. 2 Avenue, El Portal, Florida 33150, to serve residents of the Village and portions of Unincorporated Miami-Dade County, under, substantially, the terms and conditions noted within the item, including the Village providing an initial payment to the School of \$18,000 (total contributions over a three year period will amount to \$30,000) to develop a number of educational initiatives and programs to serve its students and the community;

2) authorize the Superintendent to execute and enter into any other documents required to effectuate the Easement or accept the contribution from the Village, as well as a Site Access Agreement, if required, under terms and conditions acceptable to the District; and

3) authorize the Superintendent to grant or deny all approvals required under the Easement, including, without limitation, accepting assignment of the Easement to the Miami-Dade Water And Sewer Department, amending any of the exhibits to the Easement, matters relating to construction of improvements within the Easement area, renewing, extending, cancelling or terminating the Easement, and placing the Village in default, as may be applicable.

MAL:mal

W:\PROJECTS\VOEPO17003-EL PORTAL SEWER PHASE 1 DESIGN\DESIGN\WV\VOEPO17003 LEGAL SKETCH\LIFT STATION\VOEPO17003-DESC-E.DWG PLOTTED: 08/14/2019 12:14:17 PM BY: BRYAN ZELENENKI PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: —

DESCRIPTION: (NEW PARCEL)

A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East being a portion of Tract 2 of Amended Plat of a portion of Miami Shores Section 6 (35-25) described as follows:

Commence at the Northeast corner of said Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 02°23'46" East along the east line of the said Southeast 1/4 of Southwest 1/4 of Section 1, a distance of 1345.52 feet to the Southeast corner of said Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 87°22'43" West along the south line of said Southeast 1/4 of the Southwest 1/4 of Section 1, a distance of 595.43 feet to the Point of Beginning; thence continue South 87°22'43" West along said south line, 45.00 feet to a point on the east right-of-way line of NW 3rd Avenue, said point being North 87°22'43" East, 30.00 feet from the Southwest corner of said East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1; thence North 02°22'05" West, along said right-of-way line and parallel to the west line of said East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1, a distance of 85.00 feet; thence North 87°22'43" East, 45.00 feet; thence South 02°22'05" East, 85.00 feet to the Point of Beginning.

Said parcel containing 3,825 square feet more or less.

SURVEY NOTES:

- 1) This is not a boundary survey.
- 2) Bearings based on the East line of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, being assumed South 02°23'46" East.
- 3) This sketch was performed without the benefit of an abstract or title opinion, therefore, it is subject to easements, restrictions, right-of-ways, and encumbrances of record and of use, and other matters of title that may be found by a complete abstract or title opinion.

CERTIFY TO:

The School Board of Miami-Dade County, Florida, its successors and/or assigns; and Walter J. Harvey, Esq., School Board Attorney and his successors in office.

LEGEND:
 LS - Licensed Surveyor
 PSM - Professional Surveyor and Mapper
 LB - Licensed Business

August 8, 2019
 DATE OF SURVEY

BRYAN C. ZELENENKI, PSM
 Florida License No. LS7140
 PENNONI ASSOCIATES INC.
 Florida License No. LB8126

This survey map and copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

1	ADDED CERTIFICATIONS	08/14/19	BZ
NO.	REVISIONS	DATE	BY



PENNONI ASSOCIATES INC.
 401 Third Street SW
 Winter Haven, FL 33880
 T 863.324.1112 F 863.294.6185

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

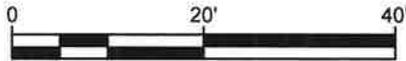
NEW PARCEL
 SECTION 1, TOWNSHIP 53 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA

DESCRIPTION SKETCH
 VILLAGE OF EL PORTAL

PROJECT	VOEPO17003
DATE	2019-08-08
DRAWING SCALE	1" = 20'
DRAWN BY	LJM
APPROVED BY	BZ
V-DESC-E	
SHEET 1 OF 2	



POINT OF COMMENCEMENT
 NORTHEAST CORNER OF THE
 SOUTHEAST 1/4 OF THE
 SOUTHWEST 1/4 OF SECTION 1
 TOWNSHIP 53 SOUTH, RANGE 41 EAST



SCALE: 1" = 20'

**A PORTION OF TRACT 2 OF
 AMENDED PLAT OF A PORTION OF
 MIAMI SHORES SECTION 6**

THE WEST LINE OF THE EAST 1/2 OF THE
 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1
 TOWNSHIP 53 SOUTH, RANGE 41 EAST

EAST RIGHT-OF-WAY LINE

NW 3rd AVENUE

N 02°22'05" W 85.00'

N 87°22'43" E 45.00'

NEW PARCEL

S 02°22'05" E 85.00'

THE EAST LINE OF THE SOUTHEAST 1/4 OF THE
 SOUTHWEST 1/4 OF SECTION 1
 TOWNSHIP 53 SOUTH, RANGE 41 EAST

S 02°23'46" E 1345.52'

SOUTHEAST CORNER OF
 THE SOUTHEAST 1/4 OF
 THE SOUTHWEST 1/4 OF SECTION 1
 TOWNSHIP 53 SOUTH, RANGE 41 EAST

S 87°22'43" W
 595.43'

**POINT OF
 BEGINNING**

N 87°22'43" E
 30.00'

THE SOUTH LINE OF
 THE SOUTHEAST 1/4 OF
 THE SOUTHWEST 1/4 OF SECTION 1
 TOWNSHIP 53 SOUTH, RANGE 41 EAST

S 87°22'43" W 45.00'

SOUTHWEST CORNER OF THE EAST 1/2
 OF THE SOUTHEAST 1/4 OF THE
 SOUTHWEST 1/4 OF SECTION 1
 TOWNSHIP 53 SOUTH, RANGE 41 EAST

1	ADDED CERTIFICATIONS	08/14/19	BZ
NO.	REVISIONS	DATE	BY



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NEW PARCEL
 SECTION 1, TOWNSHIP 53 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA

DESCRIPTION SKETCH

VILLAGE OF EL PORTAL

PROJECT **VOEPO17003**

DATE 2019-08-08

DRAWING SCALE 1" = 20'

DRAWN BY LJM

APPROVED BY BZ

V-DESC-E

SHEET 2 OF 2