

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

SUBJECT: AUTHORIZE THE CHAIR AND SECRETARY TO EXECUTE A RIGHT OF WAY DEED WITH THE CITY OF DORAL, TO CONVEY BOARD-OWNED LAND LOCATED ADJACENT TO THE NEW DORAL K-8 EDUCATIONAL FACILITY CURRENTLY UNDER CONSTRUCTION AT THE INTERSECTION OF N.W. 102 AVENUE AND N.W. 78 STREET, TO FACILITATE SAFE VEHICULAR TRAFFIC ACCESS TO THE SITE

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Background

The District is currently constructing a new K-8 educational facility (“School”) at the intersection of N.W. 102 Avenue and N.W. 78 Street. The School is anticipated to open August 2020, initially serving Pre-Kindergarten through the 2nd Grade. As part of the plan review by the Miami-Dade County Traffic Department, it was noted that a dedicated right turn lane was required on N.W. 78 Street into the facility, to avoid cars backing onto the roadway during parent drop-off and pick-up activities. Construction of the right turn lane will shift publicly accessible roadway and sidewalk approximately 11 feet into the Board-owned site. Additionally, the Miami-Dade Water and Sewer Department will be constructing a number of utility improvements serving the School within the area of proposed dedication. In order to eliminate the liability and long-term maintenance responsibility for the area in question, it is recommended that the Board authorize the dedication of the parcel described below to the City of Doral (“City”) for right-of-way purposes.

Right of Way Deed

The subject parcel comprises approximately 2,329.21 square feet (or 0.054 acre, more or less), as more specifically described in the attached sketch to accompany a legal description. The proposed Right of Way Deed (“Deed”) shall convey title to the subject parcel without any representations whatsoever, and shall grant, bargain, sell, alien, remise, release, quitclaim, convey and confirm unto the City the subject parcel for the purpose of a public highway and/or road, and purposes incidental thereto (“transportation purposes”). If and when the said transportation purposes shall be lawfully and permanently discontinued, title to the subject parcel shall immediately revert to the Board, which shall have the right to immediately re-possess the same.

The Deed shall convey the parcel set forth in the attached Exhibit "A".

The Deed has been reviewed and approved by the School Board Attorney's Office and the Office of Risk and Benefits Management. The Office of School Facilities recommends approval of the Deed.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a Right Of Way Deed with the City of Doral, to convey Board-owned land located adjacent to the new Doral K-8 educational facility currently under construction at the intersection of N.W. 102 Avenue and N.W. 78 Street, to facilitate safe vehicular traffic access to the site.

MAL

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION:

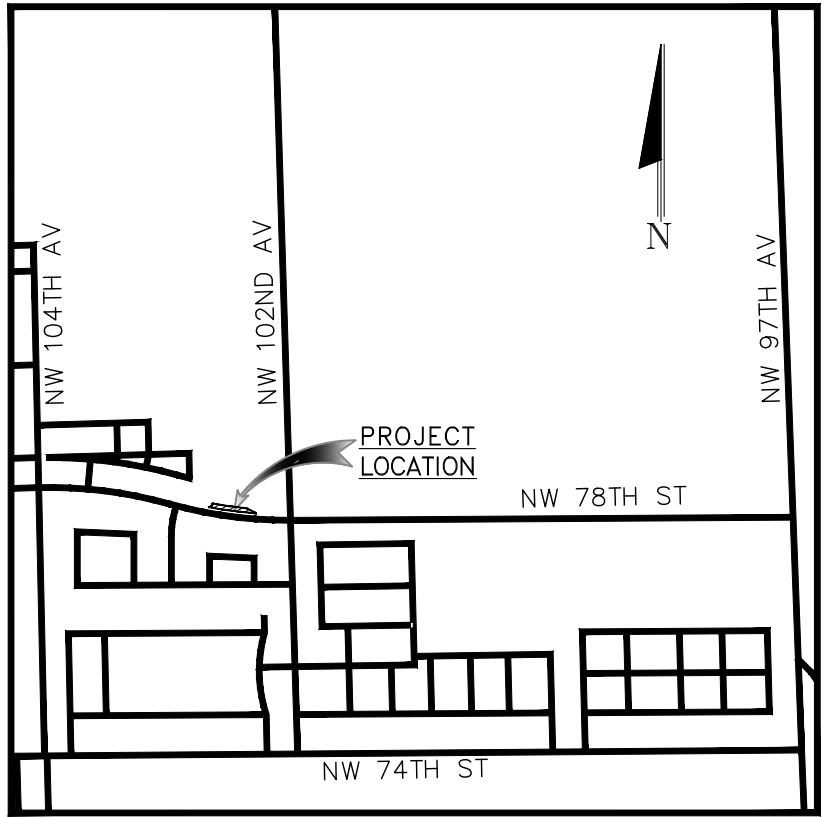
A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE RUN N89°39'25"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 2633.23 FEET TO THE S.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 8; THENCE RUN N01°44'24"W, ALONG THE EAST LINE OF THE S.W. 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 1220.03 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, AT INTERCEPTION OF CENTER LINE OF N.W. 102nd AVENUE AND CENTER LINE OF N.W. 78th STREET; OF WHICH THE RADIUS POINT LIES N89°40'12"W; A RADIAL DISTANCE OF 2290.00 FEET; THENCE RUN WESTERLY ALONG THE ARC ALSO THE CENTER LINE OF N.W. 78th STREET, THROUGH A CENTRAL ANGLE OF 04°31'18". FOR AN ARC DISTANCE OF 180.72 FEET; THENCE RUN N04°11'30"E; FOR A DISTANCE OF 30.00 FEET; RADIAL TO SAID CURVE TO THE POINT OF BEGINNING. THENCE RUN WESTERLY ALONG A LINE OF 30 FEET NORTH OF AND PARALLEL OF SAID CURVE, HAVING FOR ELEMENTS A RADIUS OF 2260.00 FEET, THOUGH A CENTRAL ANGLE OF 06°20'17". FOR AN ARC DISTANCE OF 250.00 FEET TO A POINT OF TANGENCY; THENCE RUN S82°09'49"E; FOR A DISTANCE OF 5.50 FEET, TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 9.00 FEET, THROUGH A CENTRAL ANGLE OF 87°40'22". FOR AN ARC DISTANCE OF 13.77 FEET; THENCE RUN N10°09'49"W; FOR A DISTANCE OF 1.74 FEET, THENCE RUN EASTERLY ALONG A LINE OF 11.00 FEET NORTH OF AND PARALLEL OF SAID CENTER LINE OF N.W. 78th STREET CURVE, HAVING FOR ELEMENTS A RADIUS OF 2249.00 FEET, THOUGH A CENTRAL ANGLE OF 04°39'44", FOR AN ARC DISTANCE OF 183.00 FEET TO A POINT OF TANGENCY; THENCE RUN S73°10'46"E; FOR A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2329.21 SQUARE FEET OR 0.054 ACRES MORE OR LESS

SURVEYOR'S NOTES:

1. THIS IS NOT SURVEY.
2. THE SUBJECT PROPERTY LIES IN THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.
3. THE PURPOSED OF THIS SKETCH AND LEGAL DESCRIPTION DOCUMENT IS TO DESCRIBED THE PROPOSED RIGHT-OF-WAY WITHIN A PARCEL OF LAND NOT SUBDIVIDED (GRAND BAY SOUTH SCHOOL) FOLIO No. 35-3008-000-046 LOCATED IN CITY OF DORAL MIAMI-DADE COUNTY FLORIDA.
4. RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
5. THIS DOCUMENT CONSIST OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT THE OTHER SHEETS. DATA SHOWN ON ONE SHEET IS INTERCHANGEABLE AND APPLIES TO ALL SHEETS.
6. BEARINGS AS SHOWN HEREON, ARE BASED ON THE NORTH AMERICAN DATUM (NAD) 1983 ADJUSTMENT OF 2011 (NAD83/2011)-EPOCH 2010.0000; UPON THE CENTER LINE OF N.W. 102nd AVENUE WITH AN ASSUMED BEARING OF N01°44'00"W SAID LINE TO BE CONSIDERED A WELL ESTABLISHED & MONUMENTED LINE



LOCATION MAP

SCALE: 1" = 1000'
A PORTION OF LAND LYING AND SITUATE
SECTIONS 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST

LEGEND:

- P.B. PLAT BOOK
- P.G. PAGE
- ⊙ --- CENTER LINE
- ⊞ --- PROPERTY LINE
- R/W --- RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

CERTIFICATION:

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.

CERTIFIED TO:

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS: WALTER J. HARVEY, ESQ., SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE;

JOB No:	20-0501-02	CLIENT NAME:	CITY OF DORAL	DRAWN BY:	M.P.
DATE:	05-01-2020	PROJECT NAME:	NEW DORAL K-8 CENTER (GRAND BAY SITE) 10201 N.W. 78 STREET, DORAL, FL. 33178	REVISED BY:	L.B.
SHEET No:	1	PREPARED FOR:	MAESTRE CONSTRUCTION, Inc.	SCALE:	AS SHOWN
OF	2 SHEETS			REV. DATE:	N/A



Surveyors • Mappers • Engineers
8180 N.W. 36th STREET Suite 408
Doral, Florida 33166
Ph: (786) 298-6163 (305) 363-5481
E-mail: ld@sflsurveyors.com
LB#8170

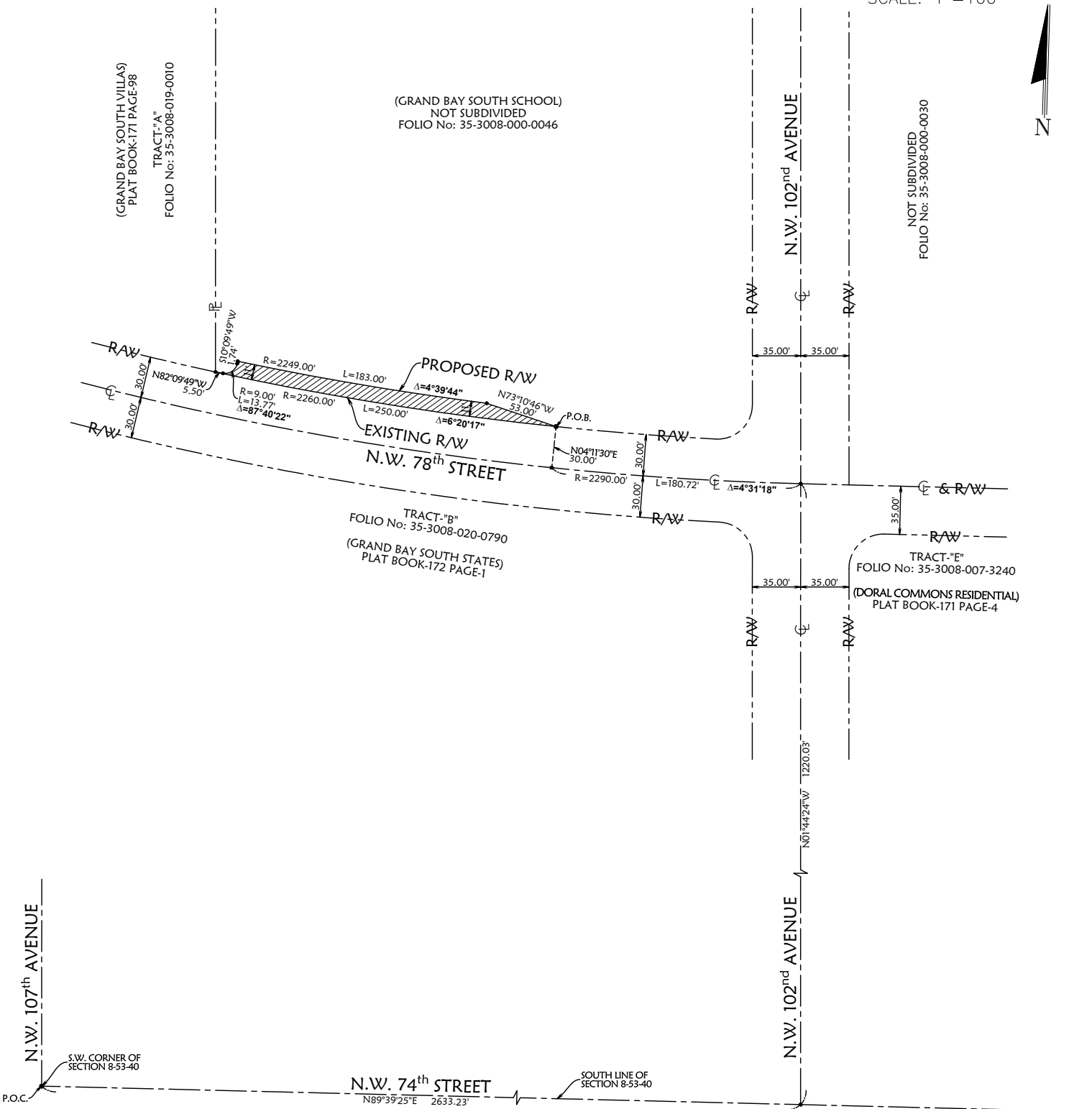
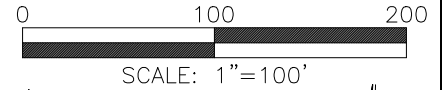
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DATE: May 13 2020
FOR THE FIRM

BY:
FELIX DE LA ROSA P.S.M. 7104
STATE OF FLORIDA

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED RIGHT-OF-WAY DEDICATION



CLIENT NAME: CITY OF DORAL
 PROJECT NAME: NEW DORAL K-8 CENTER (GRAND BAY SITE)
 10201 N.W. 78 STREET, DORAL, FL 33178
 PREPARED FOR: MAESTRE CONSTRUCTION, Inc.

DRAWN BY: M.P.
 REVISED BY: L.B.
 SCALE: AS SHOWN
 REV. DATE: N/A



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 LB#8170

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 BY: *Felix de la Rosa* No. LS 104
 FELIX DE LA ROSA P.S.M. 7104
 STATE OF FLORIDA
 DATE: May 13 2020
 FOR THE FIRM