

November 4, 1999

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

SUBJECT: DEDICATION OF RIGHT-OF-WAY FOR A PROPOSED PARENT DROP-OFF AREA ON A TRACT OF LAND ADJACENT TO PRIMARY LEARNING CENTER "U"

Primary Learning Center "U" (PLC) will be constructed by Lucky Start Inc., (Developer) as a contribution in-lieu-of impact fees, on a 1.46 net acre site located at the southwest corner of S.W. 96 Street and S.W. 157 Avenue.

In order to comply with the terms and conditions of the Miami-Dade County Developmental Impact Committee's Executive Council Final Conditions, a parent drop-off area (drop-off) to service the PLC has been deemed necessary by the Miami-Dade County Public Works Department. The Developer will be required to dedicate the easterly portion of the drop-off area. However, due to site constraints and in order to accommodate the required length, a portion of the adjacent Board-owned site needs to be dedicated in order to construct the westerly portion of the drop-off area (see attached location map).

The proposed dedication consists of an area containing 1,331.55 square feet (0.03 acres) along the north side of the site, legally described as follows:

A portion of Tract "C" "Garden Hills Subdivision", according to the Plat thereof, as recorded in Plat Book 151 at Page 43 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Tract "C"; thence South 00°03'26" West along the East line of said Tract "C", a distance of 14.00 feet; thence South 87°46'20" West, along a line 14.00 feet South of, as measured at right angles to, the North line of said Tract "C", a distance of 73.55 feet to a point of curvature of a curve concave to the Northeast, having a radius of 25.00 feet; thence Northwesterly along said curve through a central angle of 22°14'58" for an arc distance of 9.71 feet to a point of tangency; thence north 69°58'42" west, a distance of 27.14 feet to a point of curvature of a curve concave to the Southwest having a radius of 25.00 feet; thence Northwesterly along said curve through a central angle of 22°14'58" for an arc distance of 9.71 feet to a point of cusp; thence North 87°46'20" East along the North line of said Tract "C", a distance of 117.42 feet to the point of beginning.

The right-of-way document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. Facilities Planning and Construction and the Region Superintendent for Region VI recommend approval of the dedication. The Department of Safety, Environment and Hazards Management is in agreement with the proposed dedication of right-of-way.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute the necessary documents to complete the right-of-way dedication for a portion of the Board-owned site adjacent to PLC "U."

AAD:jc

LOCATION MAP

