



City of North Port

RESOLUTION NO. 2025-R-86

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, GRANTING A NON-EXCLUSIVE PERMANENT EASEMENT LOCATED ON PORTIONS OF PROPERTY LYING IN SECTION 21, TOWNSHIP 39 SOUTH, RANGE 21 EAST SARASOTA COUNTY FLORIDA, AND BEARING SARASOTA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER 0977-00-1030; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Port, Florida ("City") owns a parcel of land located in Section 21, Township 39 South, Range 21 East, Sarasota County, Florida, bearing Parcel Identification Number 0977-00-1030 ("City Property"); and

WHEREAS, on June 24, 2025, the City Commission previously approved the Phase II Second Amendment to the Construction Manager at Risk Contract No. 2023-07 with Wharton Smith for the demolition and construction of City Property Fire Station 81; and

WHEREAS, as part of the demolition and construction of Fire Station 81 the underground power lines need to be relocated; and

WHEREAS, there is an existing easement for the current transformer; however, it needs to be relocated according to the new plans and survey that is outside the easement; and

WHEREAS, the City Commission of the City of North Port, Florida, desires to grant and Florida Power and Light Company ("FPL"), desires to accept, a non-exclusive permanent easement to construct, install, operate, inspect, patrol, test, repair, relocate, replace, remove, upgrade, and maintain underground distribution facility power lines over and across certain portions of the City Property further described and depicted in Exhibit "B" (the "Easement Area"); and

WHEREAS, the City and FPL desire to execute an underground installation agreement for the easements located on the City Property to; and

WHEREAS, the City Commission of the City of North Port, Florida finds that the agreements serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – INCORPORATION OF RECITALS

- 1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

SECTION 2 – APPROVAL OF AGREEMENTS

- 2.01 The City Commission approves the *Underground Distribution Facilities Installation Agreement* with FPL, attached as “Exhibit A”; providing for the conveyance of easements described in the agreement.
- 2.02 All exhibits attached to this resolution are incorporated by reference.

SECTION 3 – ACCEPTANCE AND APPROVAL OF EASEMENTS

- 3.01 The City Commission approves the *Easement* for Florida Power and Light Company, attached as “Exhibit B”.

SECTION 4 - FILING OF DOCUMENTS

- 4.01 The City Clerk or designee is directed to record the fully executed original resolution including exhibits with the Sarasota County Clerk of the Circuit Court.
- 4.02 The City Clerk or designee is directed to record the executed Easement and Easement Agreements with the Sarasota County Clerk of the Circuit Court, concurrent with the recording of this resolution.
- 4.03 The City will pay the applicable recording fees to the Sarasota County Clerk of the Circuit Court.

SECTION 5 – CONFLICTS

- 5.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 6 – SEVERABILITY

- 6.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 7 – EFFECTIVE DATE

- 7.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on November 18, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

WR# **14022821**

UNDERGROUND DISTRIBUTION FACILITIES INSTALLATION AGREEMENT

This Agreement, made this _____ day of _____, 2025 by and between City of North Port (hereinafter called the Customer) and FLORIDA POWER & LIGHT COMPANY, a corporation organized and existing under the laws of the State of Florida (hereinafter called FPL).

WITNESSETH:

Whereas, the Customer has applied to FPL for underground distribution facilities to be installed on Customer's property known as Section 21, Township 39 South, Range 21 East, Sarasota County, Florida, bearing Parcel Identification Numbers 0977-00-1030 (also known as **Fire Station 81**) in **North Port**, Florida.

(City/County)

That for and in consideration of the covenants and agreements herein set forth, the parties hereto covenant and agree as follows:

1. The Customer shall pay FPL a Contribution in Aid of Construction of **\$ 41,888** (the total Contribution) to cover the differential cost between an underground and an overhead system. This is based on the currently effective tariff filed with the Florida Public Service Commission by FPL and is more particularly described on Exhibit A attached hereto.
2. That a credit of **\$ 27,606.88** shall be provided to the Customer for trenching, backfilling, installation of Company provided conduit and other work, as shown on Exhibit B, if applicable, and approved by FPL. If such credit applies, the resulting Contribution cash payment shall be **\$ 14,281.12**.
3. The contribution and credit are subject to adjustment when FPL's tariff is revised by the Florida Public Service Commission and the Customer has requested FPL to delay FPL's scheduled date of installation. Any additional costs caused by a Customer's change in the Customer's plans submitted to FPL on which the contribution was based shall be paid for by the Customer. The contribution does not include the cost of conversion of any existing overhead lines to underground or the relocation of any existing overhead or underground facilities to serve the property identified above.
4. That the Contribution provides for **120/240** volt, Single phase and Three phase (120/240 volt, single & three phase for URD Subdivisions) underground electrical service with facilities located on private property in easements as required by FPL. The contribution is based on employment of rapid production techniques and cooperation to eliminate conflicts with other utilities. Underground service, secondary, and primary conductors are to be of standard FPL design, in conduit, and with above-grade appurtenances.
5. That the payment of the Contribution does not waive any provisions of FPL's Electric Tariff.

If the property is subject to an underground ordinance, FPL shall notify the appropriate governmental agency that satisfactory arrangements have been made with the Customer as specified by FPL.

Title to and ownership of the facilities installed as a result of this agreement shall at all times remain the property of FPL.

6. That good and sufficient easements, including legal descriptions and survey work to produce such easements, and mortgage subordinations required by FPL for the installation and maintenance of its electric distribution facilities must be granted or obtained, and recorded, at no cost to FPL, prior to trenching, installation and/or construction of FPL facilities. FPL may require mortgage subordinations when the Customer's property, on which FPL will install its facilities, is mortgaged and (1) there are no provisions in the mortgage that the lien of the mortgage will be subordinate to utility easements, (2) FPL's easement has not been recorded prior to the recordation of the mortgage, (3) FPL's facilities are or will be used to serve other parcels of property, or (4) other circumstances exist which FPL determines would make such a subordination necessary.
 - a) The Customer shall furnish FPL a copy of the deed or other suitable document, which contains a full legal description, and exact name of the legal owner to be used when an easement is prepared, as required by FPL.
 - b) The Customer shall furnish drawings, satisfactory to FPL, showing the location of existing and proposed structures on the Customer's construction site, as required by FPL.
 - c) Should for any reason, except for the sole error of FPL, FPL's facilities not be constructed within the easement, FPL may require the customer to grant new easements and obtain any necessary mortgage subordinations to cover FPL's installed facilities, at no cost to FPL, and FPL will release the existing easement. Mortgage subordinations will be necessary in this context when 1) the Customer's property on which FPL will install its facilities is mortgaged, 2) there are no provisions in the mortgage for subordination of the lien of the mortgage to utility easements, or 3) FPL's facilities are or will be used to serve other parcels of property.

7. Before FPL can begin its engineering work on the underground electric distribution facilities, the Customer shall provide FPL with the following:
 - a) Paving, grading, and drainage plans showing all surface and sub-surface drainage satisfactory to FPL,
 - b) A construction schedule,
 - c) An estimate of when electric service will be required, and
 - d) Copies of the Customer's final construction plans as well as other construction drawings (plot, site, sewage, electrical, etc.) requested by FPL. Plans provided by the Customer must be either recorded by the circuit clerk or other recording officer or prepared and certified as meeting the requirements for recording (except approval by the governing body) by a registered land surveyor.
8. Prior to FPL construction pursuant to this agreement, the Customer shall:
 - a) Clear the FPL easement on the Customer's property of tree stumps, all trees, and other obstructions that conflict with construction, including the drainage of all flooded areas. The Customer shall be responsible for clearing, compacting, boulder and large rock removal, stump removal, paving and addressing other special conditions. The easement shall be graded to within six inches of final grade with soil stabilized.
 - b) Provide property line and corner stakes, designated by a licensed surveyor, to establish a reference for locating the underground cable trench route in the easement and additional reference points when required by FPL. Also, the Customer shall provide stakes identifying the location, depth, size and type facility of all non-FPL underground facilities within or near the easement where FPL distribution facilities will be installed. The Customer shall maintain these stakes, and if any of these stakes are lost, destroyed or moved and FPL requires their use, the Customer shall replace the stakes at no cost to FPL, unless the stakes are lost, destroyed or moved by an agent, employee, contractor or subcontractor of FPL, in which case FPL will pay the Customer the cost of replacing the stakes.
 - c) It is further understood and agreed that subsequent relocation or repair of the FPL system, once installed, will be paid by the Customer if said relocation or repair is a result of a change in the grading by the Customer or any of the Customer's contractors or subcontractors from the time the underground facilities were installed; and, that subsequent repair to FPL's system, once installed, will be paid by the Customer if said repair is a result of damage caused by the Customer or any of the Customer's contractors or subcontractors.
 - d) Provide sufficient and timely advance notice (30 days) as required by FPL, for FPL to install its underground distribution facilities prior to the installation of paving, landscaping, sodding, sprinkler systems, or other surface obstructions. In the absence of sufficient coordination, as determined by FPL, by the Customer, all additional costs for trenching and backfilling shall be paid by the Customer, and none of the costs of restoring paving, landscaping, grass, sprinkler systems and all other surface obstructions to their original condition, should they be installed prior to FPL's facilities, shall be borne by FPL.
 - e) Pay for all additional costs incurred by FPL which may include, but are not limited to, engineering design, administration and relocation expenses, due to changes made subsequent to this agreement on the subdivision or development layout or grade.
 - f) Provide applicable trenching, backfilling, installation of Company provided conduit and other work in accordance with FPL specifications more particularly described on Exhibit B attached hereto. At the discretion of FPL, either correct any discrepancies, within two (2) working days, found in the installation that are inconsistent with the instructions and specifications attached to this agreement or pay the associated cost to correct the installation within thirty (30) days of receiving the associated bill, and in either case, reimburse FPL for costs associated with lost crew time due to such discrepancies.
 - g) Provide a meter enclosure, downpipe and ell which meet all applicable codes and FPL specifications and which will accommodate FPL's service cable size and design. These items must be confirmed with FPL prior to purchase. FPL will not be responsible for costs involved in modifying or replacing items which do not meet the above criteria.
9. FPL shall:
 - a) Provide the Customer with a plan showing the location of all FPL underground facilities, point of delivery, and transformer locations and specifications required by FPL and to be adhered to by the Customer.
 - b) Install, own, and maintain the electric distribution facilities up to the designated point of delivery except when otherwise noted.
 - c) Request the Customer to participate in a pre-construction conference with the Customer's contractors, the FPL representatives and other utilities within six (6) weeks of the start of construction. At the pre-construction conference, FPL shall provide the Customer with an estimate of the date when service may be provided.
10. This Agreement is subject to FPL's Electric Tariff, including but not limited to the General Rules and Regulations for Electric Service and the Rules of the Florida Public Service Commission, as they are now written, or as they may be revised, amended or supplemented.
11. This agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the Customer and FPL.

The Customer and FPL will coordinate closely in fulfilling obligations in order to avoid delays in providing permanent electric service at the time of the Customer's receipt of a certificate of occupancy.

Accepted:

For FPL (Date)

Accepted:

Customer (Date)

Witness (Date)

Witness (Date)

Approved by the City Commission of the City of North Port, Florida on _____, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY



UNDERGROUND ROAD/PAVEMENT CROSSING AGREEMENT

This Agreement, made this _____ day of _____, 2025, by and between City of North Port (hereinafter called the Customer) and Florida Power & Light Company, a

corporation organized and existing under the laws of the State of Florida (hereinafter called FPL).

WHEREAS the Customer has requested the pre-approval of the location and installation of underground distribution facilities to be located under a dedicated roadbed described as follows: Fire Station #81

WITNESSETH

That, for and in consideration of the covenants and agreements herein set forth, the parties hereto covenant and agree as follows:

1. The Customer shall:

- a) Install conduit and cable markers provided by FPL in accordance with the instructions and specifications attached to this Agreement,
- b) provide reasonable notification of the conduit installation date and allow FPL to inspect the conduit installation prior to backfilling the trench created for the underground distribution facility,
- c) at the request of FPL, correct any discrepancies found in the installation that are inconsistent with the instructions and specifications attached to this Agreement, or pay FPL the associated cost to correct the installation, and
- d) provide survey control points for FPL to stake the road/pavement crossing.

2. FPL shall:

- a) provide instructions and specifications for the installation of FPL-provided conduit,
- b) provide conduit and cable markers to the Customer for the installation of underground facilities at the specified road/pavement crossing,
- c) provide staking for the Customer at the specified road/pavement crossing,
- d) inspect the underground distribution facilities prior to the backfilling of the trench to insure proper installation of said facilities, and
- e) apply a credit in the amount of \$27,606.88 in the event that the Customer has made or has agreed to make a contribution in aid of construction for other underground distribution facilities associated with this Agreement.

3. This agreement is subject to FPL's General Rules and Regulations for Electric Service and the Rules of the Florida Public Service Commission.

IN WITNESS WHEREOF the parties hereto have caused the Agreement to be duly executed to be effective as of the day and year first written above:

APPLICANT:

SIGNED _____

NAME _____

TITLE _____

FPL:

SIGNED _____

NAME _____

TITLE _____



TRANSFORMER PAD LOCATION AND SPECIFICATION

PROJECT: **City of North Port Fire Station #81**
 ADDRESS: **4980 City Center Blvd, North Port**

DATE: **6/12/2025**
 FPL WR # **14022821**

CUSTOMER AGREES TO:

Provide recorded easement for all FPL facilities on Customer's property. FPL will not start construction until these easements are cleared by the customer of all conflicts preventing construction. Should paving, grass, landscaping or sprinkler systems be installed prior to construction of the underground distribution facilities, the customer will bear the cost of restoring same to their original condition.

Provide location and depth information for all underground facilities and fill or cut to within 6 inches of final grade within the easement. (See attached referenced prints.)

Notify FPL representative two weeks in advance of paving schedule so that FPL can install ducts if required.

Make arrangements for location of FPL pads as shown on location sketch. Provide and install secondary service to padmount transformer. Use a maximum of 8 cables per leg. (See pad detail for entrance space availability for customer service cable) Terminate conduits 3 inches above final grade and provide 7 feet of cable per leg beyond the conduit ends for connection to transformer terminals.

Compact and level 3 inches below final grade an area sufficient for the concrete pad. Provide clear space of 8 feet at the front and 4 feet at sides and rear of the transformer pad to allow for a safe working area.

Keep area above transformer pad clear to allow setting transformer with a crane. If current transformers are required, provide and install 1 1/2 inch rigid conduit from CT's to meter location. Maximum horizontal distance from pad to meter is 10 feet.

Provide a clear space 36 inches in front of meters. If built up meter centers are to be used, provide FPL representative with shop drawings of centers and layout sketch of meter room for FPL approval prior to purchase.

FPL AGREES TO:

Provide concrete transformer pad for customer to install in advance.

Provide the 2" primary conduits for customer to install in advance, per FPL specs and route, if applicable.

Install pad-mount transformer.

Install primary cables from overhead FPL facilities to the padmounted transformer(s).

Provide and install ground rods at the transformer.

Connect customer's service cables to FPL facilities in transformer compartment.

Provide meter wiring when current transformers are required.

Provide 120/240 volt Single and Three Phase service.

REPRESENTING CUSTOMER:

I hereby certify that I am authorized to accept these specifications on behalf of the customer and that I have delivered a copy of these specifications to the customer and all affected contractors.

NAME: _____
(signature)

DATE: _____

NAME: _____
(print or type)

TITLE: _____

TELEPHONE #: _____

REPRESENTING FPL:

I hereby certify that I am authorized to accept these specifications on behalf of Florida Power and Light Company.

NAME: _____

DATE: _____



Date_____

Florida Power & Light Company
2245 Murphy Ct.
North Port, FL 34289
Attention: Edward Alexis

Re: Installation of Underground Electric Distribution Facilities
Project: City of North Port Fire Station #81
Florida Power & Light Company Work Request # 14022821

Dear Edward Alexis:

This is to notify you that the site at the aforementioned project is ready for the installation of your underground electric distribution facilities:

1. The underground cable route has been cleared of trees, stumps and other obstructions.
2. The cable route has been filled or cut to within 6" of final grade.
3. Grade stakes have been set along the cable route marked to indicate final grade.
4. Lot lines and corners have been staked as you requested for reference to locate the cable route.
5. Any grade or reference stakes found missing will be replaced by our surveyors at your request.
6. All flooded areas have been drained.
7. All underground facilities have been staked within 2 feet of their location along the cable route. Stakes are marked with depth, size and type of facility.
8. The above conditions will be maintained throughout construction of FPL facilities.

Signed for Owner/Developer

Exhibit A to Resolution No. 2025-R-86

UCD TARIFF ESTIMATE - UCD Tariff Effective:		8/31/2023	WR #	14022821	DATE:	9/18/2025
PROJECT:	City of North Port Firestation 81		LOCATION:	4980 City Center Blvd, North Port		
DESIGNER	0				Exhibit "A"	Exhibit "B"
		# OF UNITS		# OF UNITS	CHARGES	CREDITS

(13.2.12.a) Primary lateral riser (if from overhead termination point), pad mounted transformer and trench with cable-in-conduit not to exceed 150 feet for radials and 300 feet for loops.

	From Overhead Termination Point				From Existing Underground Termination Point			
(13.2.12.a.1) Single Phase Radial	\$0.00	X		qty	\$0.00	X		qty
(13.2.12.a.2) Two Phase Radial	\$0.00	X		qty	\$0.00	X		qty
(13.2.12.a.3) Three Phase Radial - 150KVA	\$0.00	X		qty	\$0.00	X		qty
(13.2.12.a.4) Three Phase Radial - 300 KVA	\$0.00	X		qty	\$0.00	X		qty
(13.2.12.a.5) Single Phase loop	\$0.00	X		qty	\$0.00	X		qty
(13.2.12.a.6) Two Phase Loop	\$0.00	X		qty	\$0.00	X		qty
(13.2.12.a.7) Three Phase Loop - 150 KVA	\$0.00	X		qty	\$0.00	X		qty
(13.2.12.a.7) Three Phase Loop - 300 KVA	\$0.00	X		qty	\$0.00	X	1	qty

(13.2.12.b) Secondary riser and lateral, excluding handhole or junction box, with connection to Applicant's service cables no greater than 20 feet from Company riser pole.

(13.2.12.b.1) Small Single Phase 4/0 TPX or smaller	\$699.54	X		per riser		\$		-
(13.2.12.b.2) Large Single Phase larger than 4/0 TPX	\$1,712.34	X		per riser		\$		-
(13.2.12.b.3) Small Three Phase 4/0 QPX or smaller	\$1,018.46	X		per riser		\$		-
(13.2.12.b.4) Large Three Phase larger than 4/0 QPX	\$2,425.76	X		per riser		\$		-

(13.2.12.c) Small UG commercial services (60 Amp 120V / 125 Amp 120/240V per SPO 21010.4)

(13.2.12.c.1.a) 2 wire (120V) service on accessible wood pole	\$537.81	X		per service		\$		-
(13.2.12.c.1.b) 3 wire (120/240V) service on accessible wood pole	\$481.67	X		per service		\$		-
(13.2.12.c.2.a) 2 wire (120V) service on inaccessible wood pole	\$617.62	X		per service		\$		-
(13.2.12.c.2.b) 3 wire (120/240V) service on inaccessible wood pole	\$548.84	X		per service		\$		-
(13.2.12.c.3.a) 2 wire (120V) service on accessible concrete pole	\$605.35	X		per service		\$		-
(13.2.12.c.3.b) 3 wire (120/240V) service on accessible concrete pole	\$549.22	X		per service		\$		-

(13.2.12.d) Handholes and Padmounted Secondary Junction Boxes, excluding connections.

(13.2.12.d.1) Handholes

(13.2.12.d.1.a) Small 24" handhole	\$333.27	X		per HH		\$		-
(13.2.12.d.1.b) Intermediate 30" handhole	\$428.96	X		per HH		\$		-
(13.2.12.d.1.c) Large 48" handhole	\$1,338.15	X		per HH		\$		-
(13.2.12.d.2) Pad Mounted Junction Box (PM TX Dummy Cabinet M&S #161-40000-7)	\$3,978.16	X		per box		\$		-
(13.2.12.d.3.a) Pad Mounted Junction Cabinet (22 port 3 phase cabinet M&S #161-40100-3)	\$13,219.40	X		per cabinet		\$		-
(13.2.12.d.3.b) Tapping conductors (if more than 12 sets)	\$91.76	X		per set		\$		-

(13.2.12.e) Primary Splice Box including splices and cable pulling set-up

(13.2.12.e.1) Single Phase per box	\$1,963.54	X		per box		\$		-
(13.2.12.e.2) Two Phase per box	\$2,562.44	X		per box		\$		-
(13.2.12.e.3) Three Phase per box	\$2,790.06	X	1	per box		\$		2,790.06

(13.2.12.f) Additional installation charge for underground primary laterals including trench and cable-in-conduit which exceeds the limits set in 13.2.12.a to reach FPL designated point of delivery.

(13.2.12.f.1) Single Phase per foot	\$3.95	X		per ft.		\$		-
(13.2.12.f.2) Two Phase per foot	\$8.87	X		per ft.		\$		-
(13.2.12.f.3) Three Phase per foot	\$7.90	X		per ft.		\$		-

(13.2.12.g) Additional installation charge for underground primary laterals including trench and cable-in-conduit extended beyond the FPL designated point of delivery.

(13.2.12.g.1) Single Phase per foot	\$12.67	X		per ft.		\$		-
(13.2.12.g.2) Two Phase per foot	\$20.26	X		per ft.		\$		-
(13.2.12.g.3) Three Phase per foot	\$22.48	X		per ft.		\$		-

(13.2.12.h) UG Feeder

(13.2.12.h) 1000 KCML (including feeder splice boxes but not switch package)	\$32.72	X		per ft.		\$		-
(13.2.12.h) Switch package (6/6 or 9/3 per package)	\$43,680.63	X		each		\$		-
(13.2.12.h) Switch package (4/4 per package)	\$43,680.63	X		each		\$		-

11,491	
TOTAL CONTRIBUTION:	\$ 14,281.20
LESS TOTAL CREDITS:	\$ -
TOTAL CASH PAYMENT:	\$ 14,281.20
11,491	
TOTAL CUSTOMER PAYMENT	\$ 14,281.20
(CONTRIBUTION MAT + LABOR)	\$ -
(CONTRIBUTION CASH)	\$ 14,281.20

(13.2.13.a) Trench and backfilling credits

(13.2.13.a.1) Credit per foot of primary trench	\$4.64	X		per ft.		\$		-
(13.2.13.a.2) Credit per foot of secondary trench	\$3.68	X		per ft.		\$		-

(13.2.13.b) Conduit installation credits

(13.2.13.b.1) Credit per foot of 2" PVC	\$0.80	X		per ft.		\$		-
(13.2.13.b.2) Credit per foot of >2" PVC	\$1.12	X		per ft.		\$		-

(13.2.13.c) Handhole / primary splice box installation credits

(13.2.13.c.1) Credit per large HH (greater than 30") / Pri Splice Box	\$310.50	X		HH(s)		\$		-
(13.2.13.c.2) Credit per small / intermediate HH (30" or less)	\$81.63	X		HH(s)		\$		-

(13.2.13.d) Transformer / cap bank pad installation credits

(13.2.13.d.) Credit per pad	\$80.03	X		pad(s)		\$		-
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Feeder Splice Box Credit

\$886.68	X		each		\$		-
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Padmount Switch Chamber Credit

\$753.84	X		each		\$		-
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Additional Charges (e.g. non-rapid trenching, restoration, etc.)

11,491	
TOTAL CONTRIBUTION:	\$ 14,281.20
LESS TOTAL CREDITS:	\$ -
TOTAL CASH PAYMENT:	\$ 14,281.20
11,491	
TOTAL CUSTOMER PAYMENT	\$ 14,281.20
(CONTRIBUTION MAT + LABOR)	\$ -
(CONTRIBUTION CASH)	\$ 14,281.20

9/18/2025 1:16 PM



- THE USER IS WARNED TO UTILIZE AT HIS/HER OWN RISK. USER ASSUMES RISK OF ANY AND ALL LOSS.

- THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.

NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING
AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES
NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS,
INCLUDING THE PROVISIONS CONTAINED IN SECTION 556,
FLORIDA STATUTES.
CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION
ACTIVITIES

American Disabilities Act



TRENCH:

- CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W EASEMENT:
- 10 FEET FRONT, 5 FEET SIDE, 8 FEET REAR
- MAINTAIN A MINIMUM OF 12" SEPERATON FROM ALL OTHER UTILITIES
- INSTALL #12C WIRE ALONGSIDE EMPTY CONDUIT RUNS
- EXTEND PVC 10FT FROM TX FOR FUTURE SERVICES
- CUSTOMER INSTALLED CONDUIT: ALL

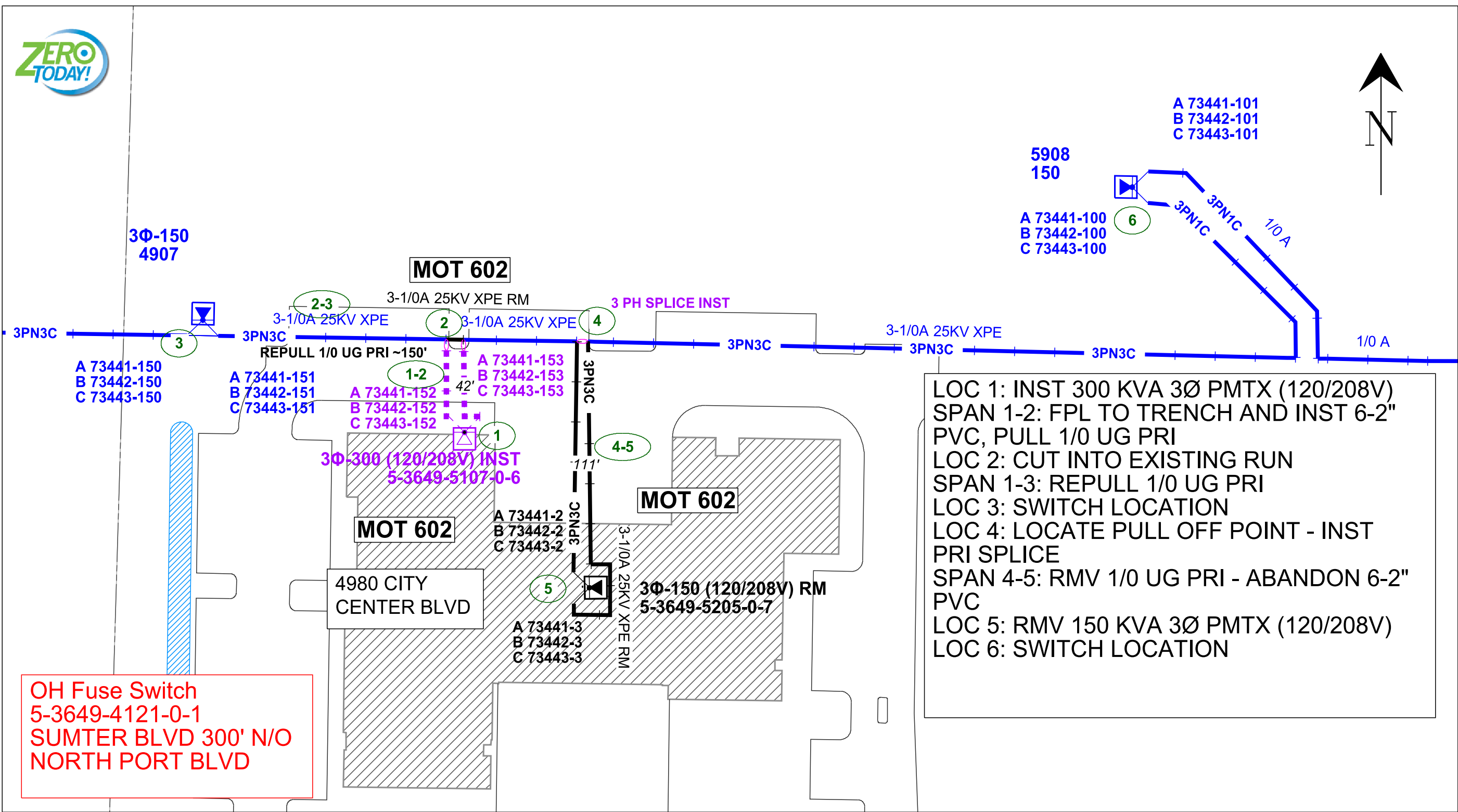
CABLE:

- 1PN1C IS 1CC #1/0A 25KV-XLPE IN 3-2" PVC WITH 36" MIN COVER
- SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)
- ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
- (XXX') DENOTES CABLE PULL DISTANCE
- UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S.

G-11.0.0

- ALL HANDHOLES ARE 48" (UNLESS NOTED)
- ALL TRANSFORMERS ARE HIGH STYLE (UNLESS NOTED)
- EXTEND SERVICE PVC 10 ft INTO CUSTOMER PROPERTY FUSING:
- FUSE ALL PHASES AT 50K

Job Owner:	Edward Alexis	M/A: TB	Township: 39 Range: 21 Section 21	
Designer:	Nicholas Divine	4980 CITY CENTER BLVD - CUT IN 300 KVA PMTX (120/208V)		
Date:	05/31/2025			
Scale: 1" = 143'		4980 CITY CENTER BLVD, NORTH PORT, FL, 34286		
0'	143'	286'	Dwg No. 14022821_11x17 UG.xml	Map No. JD0511
			WR: 14022821	Page 1 of 3



OH Fuse Switch
5-3649-4121-0-1
SUMTER BLVD 300' N/O
NORTH PORT BLVD

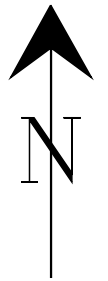
REVISION

Size: 11 x 17

PRINTED BY: nmd0z0o

PLOT DATE/TIME: 05/31/2025 15:42:04

AS-BUILT CREW PRINT		AS-BUILT COPY	
Foreman's Signature _____ Date _____		Initials _____ Cert. Date _____	
Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.			
Supervisor's Signature _____ Date _____		Easement? [] Tree Work? [] Tree Access? [] Tree Staking Req'd? []	
All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.		Designer/Stake? [] CT/Special Mtr? [] Work with SMO? [] Survey/Stake? []	
Foreman's Signature _____ Date _____		POLE LINE FT: _____ POLE LINE FT. ON TRANSM. POLES: _____ TRENCH FT: _____ DUCT BANK FT: _____	
PERMIT REQ'D		CITY [] COUNTY RD [] COUNTY AIR [] STATE RD [] FAA []	
Requested Tel. Co. Set Poles? []		Requested Tel. Co. Transfer? [] Request CATV Transfer? []	
FPL		Job Owner: Edward Alexis M/A: TB Township: 39 Range: 21 Section 21	
Designer: Nicholas Divine		4980 CITY CENTER BLVD - CUT IN 300 KVA PMTX (120/208V)	
Date: 05/31/2025		4980 CITY CENTER BLVD, NORTH PORT, FL, 34286	
Scale: 1" = 45'		Dwg No. 14022821_11x17 UG.xml Map No. JD0511	
0' 45' 90'		WR: 14022821 Page 2 of 3	



2A1/0 AB1/0 A0

Job Owner:	Edward Alexis	M/A: TB	Township: 39 Range: 21 Section 21	
Designer:	Nicholas Divine	4980 CITY CENTER BLVD - CUT IN 300 KVA PMTX (120/208V)		
Date:	05/31/2025			
Scale: 1" = 45'		4980 CITY CENTER BLVD, NORTH PORT, FL, 34286		
0'	45'	90'	Dwg No. 14022821_11x17 UG.xml	Map No. JD0511
			WR: 14022821	Page 3 of 3



Florida Power & Light Company

June 18, 2025

Florida Power and Light
2245 Murphy Ct
North Port, FL, 34289

RE: 13821085

Dear: Kim Humphrey

Enclosed is the easement form required by FPL to provide electric service to the above referenced facility. Please complete the instrument according to the following instructions. DESCRIBE, EXECUTE and RECORD the easement and return the recorded original to me. This easement needs to be returned to FPL prior to energizing your proposed facility. Failure to do so could delay the timely installation of your electric facilities.

Parcel I. D. #: Enter Parcel I. D. # in the upper left portion of the easement form.

Describe Easement:

Use the blank area in the middle of the form to describe the easement. If additional space is required, an Exhibit "A" attached as a 2nd sheet to the instrument may be used. Metes & bounds may be used but a center line description is most common. A pictorial view of the easement may also be attached as an Exhibit "A". If Exhibit "A" type description is used, the middle of the form needs to show "See Exhibit "A" ("Easement Area")". Easements are usually 10' in width for underground and 20' in width for overhead with the FPL facilities installed along the centerline of the easement. **FPL recommends that the easement be described by a surveyor to ensure the description is accurate and correctly describes the easement area.**

Signing and Witnessing:

- A. **For Individuals:** All persons shown on the deed must sign the easement. Enter date in space provided. Sign on the indicated lines on the right side in the presence of two (2) separate witnesses, who sign on the lines to the left, and a notary public who completes the acknowledgement forms as described below. The notary public may be one of the witnesses and if so must sign at the left in the space provided.
- B. **For Businesses:** Enter date in space provided. The President, or Vice-President sign on lines indicated on the right, filling in their title below, in the presence of two (2) separate witnesses, who sign on the lines to the left, and a notary public who completes the acknowledgement forms as described below. The corporate seal must be affixed adjacent to the officer's signatures.

Acknowledgements:

The notary public should legibly fill in all blanks, including state and county of execution, names of individuals or officers signing and their titles, state or county where empowered to act, expiration date of commission, fill in the date, sign on line provided, and affix seal adjacent to the signature of the notary public.

Record the Easement:

If there are any questions with regards to the easement, please call me prior to recording the easement. Have the easement **Recorded** at the Sarasota County, only the original **unaltered** FPL standard easement form (form 3722) will be accepted by FPL.

If you have any questions, please call me at 941-423-4818.

Sincerely,

Edward Alexis
Construction Services

Work Request No. _____

Sec. 21, Twp. 39S, Rge. 21EParcel I.D. 0977001030

(Maintained by County Appraiser)

**EASEMENT
(BUSINESS)**

This Instrument Prepared By

Name: EDWARD ALEXIS
 Co. Name: FLORIDA POWER & LIGHT
 Address: 2245 MURPHY CT
NORTH PORT, FL

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive 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 described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right 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 Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

(Witness' Signature)Print Name: _____
(Witness)_____
(Witness' Signature)Print Name: _____
(Witness)_____
By: _____

Print Name: _____

Print Address: _____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND BEING 10 FEET WIDE, LYING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND LYING IN SECTION 21, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, HERON CREEK TOWN CENTER NORTH PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 36 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF SUMTER BOULEVARD AS RECORDED FIFTY-SIXTH ADDITION TO PORT CHARLOTE SUBDIVISION PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 50 OF THE PUBLIC RECORDS OF SARASOTA COUNTY; THENCE NORTH 00°54'37" EAST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 320.40 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 89°09'57" EAST, A DISTANCE OF 157.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 41.57 FEET TO THE POINT OF TERMINUS.

LEGEND:

LB = LICENSED BUSINESS
 ORB = OFFICIAL RECORD BOOK
 PG = PAGE
 PB = PLAT BOOK
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PSM = PROFESSIONAL SURVEYOR AND MAPPER

THE SIDELINES OF SAID EASEMENT ARE TO BE EXTENDED OR TRIMMED TO MEET THE BOUNDARY LINES AND SHALL NOT ENCROACH INTO ANY BUILDING OR STRUCTURES.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE EASTERLY RIGHT OF WAY OF SUMPTER BOULEVARD, HAVING A GRID BEARING OF N 00°54'37" E.

Harry B. Rogers III
 HARRY B. ROGERS III, PSM
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6418
 FOR HAMILTON ENGINEERING AND SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION NO. LB 8405

08/06/2025
 DATE

INFORMATION NOT COMPLETE
 WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

LB #8405 CA #8474



HAMILTON
 ENGINEERING & SURVEYING, LLC
 www.HamiltonEngineering.US

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	2400 N FORSYTH RD ORLANDO, FL 32807 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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FIRE STATION #81

FLORIDA POWER AND LIGHT EASEMENT

SEC TWP RNG:

21/39/21

JOB NUMBER:

25HAM0290

DRAWN BY:

GCT

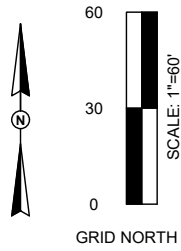
DATE:

08/06/2025

SHEET:

1 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



SUMPTER BOULEVARD
50' RIGHT OF WAY
(PB. 28, PG. 50)

N 00°54'37" E 320.40'

EASTERLY RIGHT OF WAY
(BASIS OF BEARING)

S 89°09'57" E 157.01'

POC

S 00°00'00" E 41.57'

POINT OF TERMINUS

CITY OF NORTH PORT
PARCEL ID#
0977001030

POC
NORTHWEST CORNER OF LOT 3

HERON CREEK TOWN CENTER NORTH
(PB. 50, PG. 36)

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



LB #8405 CA #8474
HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

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FIRE STATION #81

FLORIDA POWER AND LIGHT EASEMENT

SEC TWP RNG:

21/39/21

JOB NUMBER:

25HAM0290

DRAWN BY:

GCT

DATE:

08/06/2025

SHEET:

2 OF 2