



City of North Port

RESOLUTION NO. 2026-R-40

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, GRANTING A NON-EXCLUSIVE PERMANENT EASEMENT LOCATED ON A PORTION OF THE PARCEL LYING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER 0996-00-1004; 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 lying in Sections 30, Township 39 South, Range 21 East, Sarasota County, Florida, with Sarasota County Property Appraiser Parcel Identification Number 0996-00-1004 (“City Property”); and

WHEREAS, the City desires to grant a non-exclusive permanent easement to Florida Power & Light (“FPL”) for construction, operations and maintenance of overhead and underground electric utility facilities to include wires, poles, guys, cables, conduit and appurtenant equipment; and

WHEREAS, FPL will have the right to reconstruct, improve, add to, enlarge, change the voltage as well as size of, and remove such facilities or any of them within the easement; and

WHEREAS, the City agrees to compensate Florida Power & Light for the easement rights as set forth in the *Underground Installation Agreement* attached hereto as “Exhibit A”; and

WHEREAS, the City Commission of the City of North Port, Florida, has determined that granting this easement is in the best interest of the City and is consistent with the City’s statutory authority, policies, and the promotion of the public health, safety, and welfare of its residents.

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 – RESOLUTION

- 2.01 The City Commission hereby approves the *Underground Installation Agreement* with FPL attached as “Exhibit A” and incorporated herein by reference.
- 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 & Light Company, as more particularly described in “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 June 9, 2026.

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# 14446520

UNDERGROUND DISTRIBUTION FACILITIES INSTALLATION AGREEMENT

This Agreement made this _____ day of _____, 2026 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 **North Port UAB Project** in North Port, Florida.

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 **\$ 7,816.25** (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 **\$ 1,875.23** 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 **\$5,941.02**.
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 **277/480v, Three Phase** 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.

Exhibit A to Resolution No. 2026-R-40

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)

Approved by the City Commission of the City of North Port, Florida on _____, 2026.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
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 _____, **2026**, 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: **Childrens Way**

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 ensure proper installation of said facilities, and
- e) apply a credit in the amount of \$0.00 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:

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY



TRANSFORMER PAD LOCATION AND SPECIFICATION

PROJECT: **North Port UAB Project**
ADDRESS: **6705 Childrens Way., North Port**

DATE: **1/18/2026**
FPL WR # **14446520**

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 **277/480** 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.

CUSTOMER/CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

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: **Juan Cruz**

Re: Installation of Underground Electric Distribution Facilities
Project: **North Port UAB Project**
Florida Power & Light Company Work Request # **14446520**

Dear **Juan Cruz**:

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



Florida Power & Light Company

January 18, 2026

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

RE: **14446520**

Dear: **City of North Port**

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. #: 0996-00-1004

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 **941-423-4842**.

Sincerely,

Juan Cruz
Construction Services

Work Request No. **14446520**

EASEMENT (BUSINESS)

Sec. 30 , Twp39 S, Rge 21 E

This Instrument Prepared By

Parcel I.D. 0996001004

Name: **Juan Cruz**
Co. Name: **FLORIDA POWER & LIGHT**
Address: **2245 MURPHY CT**
NORTH PORT, FL

(Maintained by County Appraiser)

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 _____

Description Sketch

(Not A Survey)



DESCRIPTION: A parcel of land lying in Section 30, Township 39 South, Range 21, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 30, run thence along the South boundary of the Southeast 1/4 of said Section 30, N.89°26'56"W., a distance of 559.41 feet; thence departing said South boundary, N.00°33'04"E., a distance of 760.30 to the **POINT OF BEGINNING**; thence N.48°17'40"W., a distance of 10.00 feet; thence N.41°42'20"E., a distance of 20.15 feet; thence N.47°02'53"E., a distance of 5.89 feet; thence N.56°33'52"E., a distance of 9.73 feet; thence N.67°14'22"E., a distance of 70.37 feet; thence N.67°28'07"E., a distance of 63.90 feet; thence N.89°28'56"E., a distance of 12.14 feet; thence N.87°04'53"E., a distance of 5.92 feet; thence N.00°30'12"W., a distance of 5.21 feet; thence N.89°29'48"E., a distance of 20.00 feet; thence S.00°30'12"E., a distance of 20.00 feet; thence S.89°29'48"W., a distance of 20.00 feet; thence N.00°30'12"W., a distance of 4.78 feet; thence S.87°04'53"W., a distance of 5.71 feet; thence S.89°28'56"W., a distance of 10.41 feet; thence S.67°28'07"W., a distance of 61.93 feet; thence S.67°14'22"W., a distance of 69.42 feet; thence S.56°33'52"W., a distance of 7.96 feet; thence S.47°02'53"W., a distance of 4.59 feet; thence S.41°42'20"W., a distance of 19.68 feet to the **POINT OF BEGINNING**.

Containing 0.051 acres, more or less.

SURVEYOR'S NOTES:

- 1) I do hereby certify that this Description Sketch was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes
- 2) This Description Sketch is valid only with a Signature and Original Seal, in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 472.027 of the Florida Statutes.
- 3) Bearings shown hereon are based on the South boundary of the Southeast 1/4 of Section 30, Township 39 North, Range 21 East, Sarasota County, Florida, having a Grid bearing of N.89°26'56"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 4) See Sheet 2 for Sketch and Line Table.

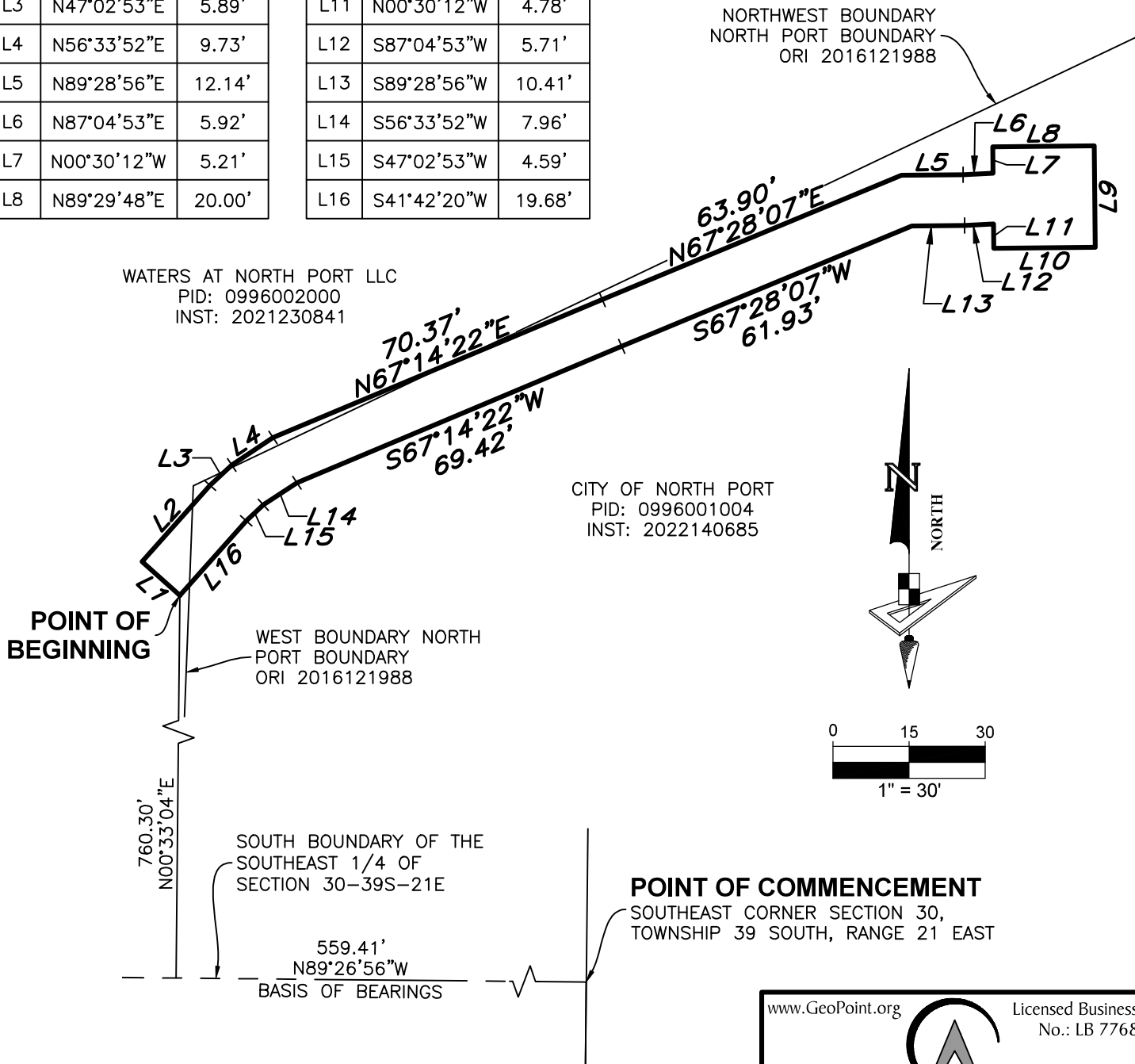
 <p>Digitally signed by Charles Arnett Date: 2026.05.12 11:34:48-04'00'</p> <hr/> <p>Charles M. Arnett LS6884</p>	JOB #: 1004185-North Port Utilities - FLP Easement	www.GeoPoint.org Licensed Business No.: LB 7768																
	DRAWN: BLB DATE: 05/06/2026 CHECKED: CF	 <p>213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266</p>																
	Prepared For: Seaport Development Group																	
	Revisions																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 25%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---	---
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Description Sketch

(Not A Survey)

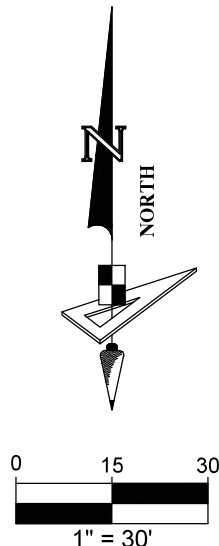
Line Data Table		
No.	Bearing	Length
L1	N48°17'40"W	10.00'
L2	N41°42'20"E	20.15'
L3	N47°02'53"E	5.89'
L4	N56°33'52"E	9.73'
L5	N89°28'56"E	12.14'
L6	N87°04'53"E	5.92'
L7	N00°30'12"W	5.21'
L8	N89°29'48"E	20.00'

Line Data Table		
No.	Bearing	Length
L9	S00°30'12"E	20.00'
L10	S89°29'48"W	20.00'
L11	N00°30'12"W	4.78'
L12	S87°04'53"W	5.71'
L13	S89°28'56"W	10.41'
L14	S56°33'52"W	7.96'
L15	S47°02'53"W	4.59'
L16	S41°42'20"W	19.68'



WATERS AT NORTH PORT LLC
 PID: 0996002000
 INST: 2021230841

CITY OF NORTH PORT
 PID: 0996001004
 INST: 2022140685

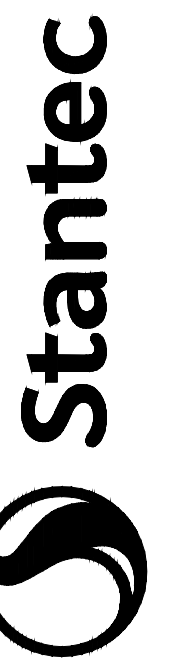
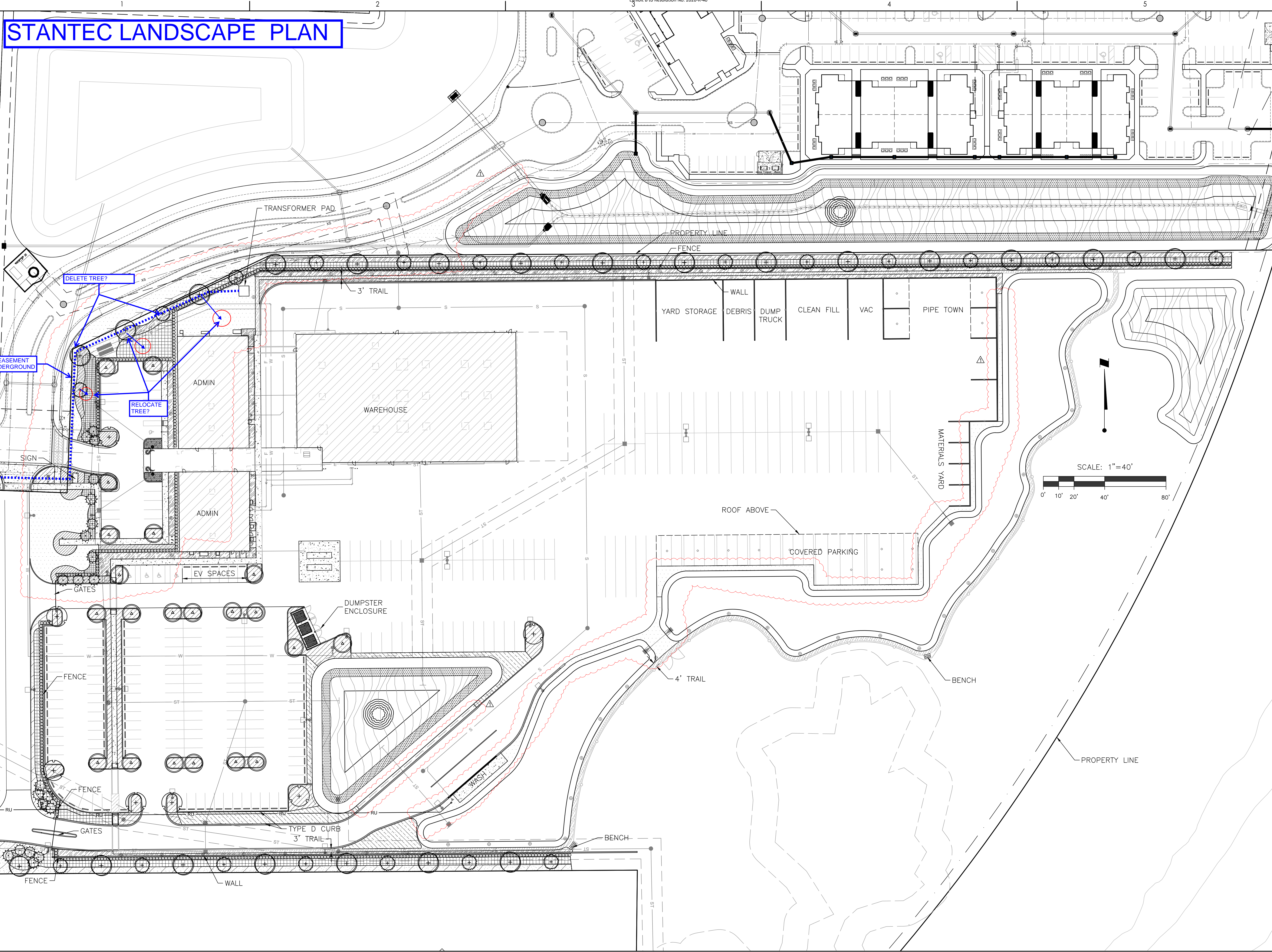


www.GeoPoint.org Licensed Business
 No.: LB 7768

GeoPoint

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266

STANTEC LANDSCAPE PLAN



Stantec Consulting Services Inc.
 5720 Professional Parkway
 Suite 200
 Fort Lauderdale, FL 33309
 Tel: (954) 937-6900
 www.stantec.com



APPENDIX 17	TK	TK	2024.04.16
Issued/Revision	By	App'd	YYYY.MM.DD

Permit/Seal
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
 CITY OF NORTH PORT
 UTILITIES ENGINEERING
 DIVISION
 NORTH PORT UTILITIES
 ADMINISTRATION
 BUILDING

Project No.:
 File Name: 2270451002-01L-101P

Scale:
 TK Dwn. TK Dsgn. TK Chkd. YYY.MM.DD

Title
LANDSCAPE PLAN

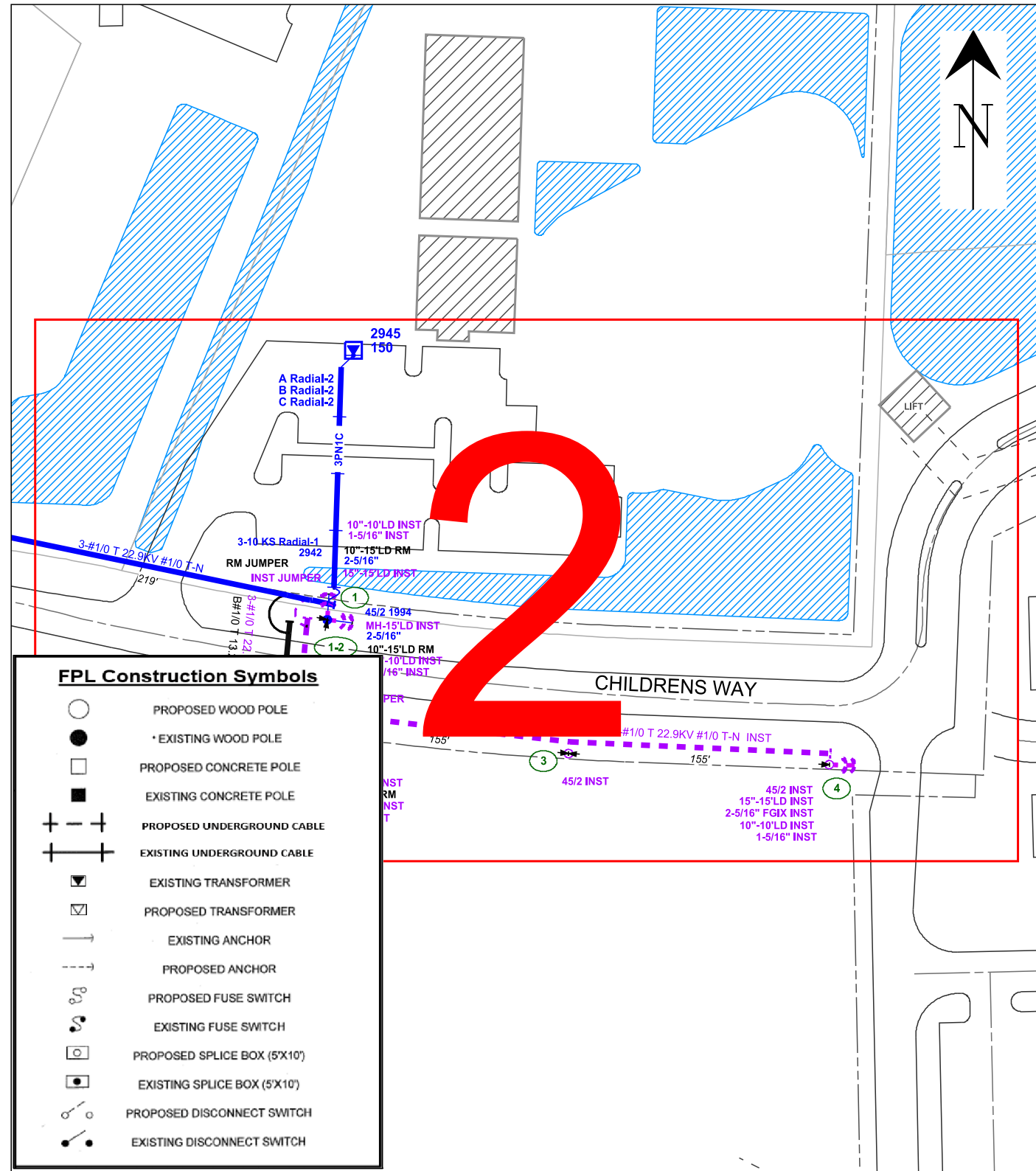
Revision:0
 Drawing No.
LP101

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 ORIGINAL SHEET - ARCH.D

FPL OVERHEAD PLAN: WR#14404579

Exhibit B to Resolution No. 2026-R-40

FUTURE 23KV [X] 23KV [] FUTURE 25KV [] 25KV [] SALT SPRAY [] ROCK []



	PROPOSED WOOD POLE
	EXISTING WOOD POLE
	PROPOSED CONCRETE POLE
	EXISTING CONCRETE POLE
	PROPOSED UNDERGROUND CABLE
	EXISTING UNDERGROUND CABLE
	EXISTING TRANSFORMER
	PROPOSED TRANSFORMER
	EXISTING ANCHOR
	PROPOSED ANCHOR
	PROPOSED FUSE SWITCH
	EXISTING FUSE SWITCH
	PROPOSED SPLICE BOX (5'X10')
	EXISTING SPLICE BOX (5'X10')
	PROPOSED DISCONNECT SWITCH
	EXISTING DISCONNECT SWITCH

GENERAL NOTES

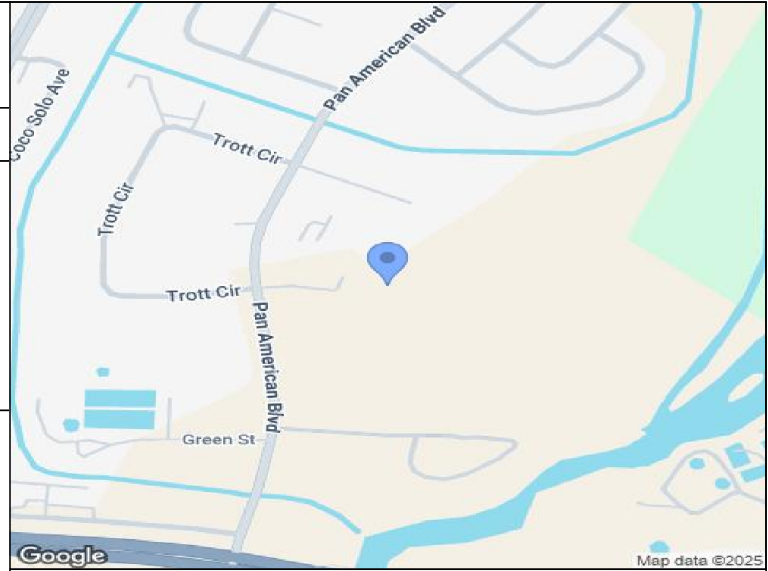
- NOTIFY CUSTOMERS OF TEMPORARY POWER AND TRAFFIC INTERRUPTIONS.
- PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORISTS.
- SERVICE TO TRAFFIC SIGNAL, SCHOOL FLASHING SIGNAL, AND LIFT STATIONS MUST REMAIN ENERGIZED AT ALL TIMES.

STAKING NOTES:-INTERMEDIATE POLES: STAKE POLES IN-LINE AT STATED DISTANCES.
 -POLE REPLACEMENT: STAKE POLES IN-LINE AND WITHIN 2' OF EITHER SIDE OF EXISTING POLE UNLESS OTHERWISE NOTED.
 -ALL POLES STAKED WITH FIELD SIDE FACE AT R/W LINE UNLESS OTHERWISE NOTED.
 -SEE BELOW FOR ADDITIONAL DETAILED STAKING NOTES.

GENERAL GROUNDING, GUYING, AND U-GUARD NOTES
 BOND WIRE (DCS D-2.0.0, FIG. 1- 3 AND D-7.0.0, DETAIL A AND B)
 - ATTACH BOND WIRE TO THE GUY WIRE AND DO NOT ATTACH TO PREFORMED GRIP.
 STREET LIGHT BRACKETS (DCS H-11.0.0, FIG. 1- 4 AND DCS H-11.1.0, FIG. 1 - 5)
 - GROUND ALL STREET LIGHT BRACKETS (I.E. TO POLE BOND IF GROUND RODS ARE REQUIRED OR TO SYSTEM NEUTRAL IF NO GROUND RODS ARE REQUIRED.
 U-GUARDS (DCS UH-14.0.0 AND UH-14.0.2)
 - WOOD POLES: USE TAPCON FASTENERS IN ALL BASE SECTION HOLES AND EVERY OTHER HOLE OF TOP SECTIONS.
 - CONCRETE POLES: USE AT LEAST 10 TAPCON FASTENERS PER 10 FOOT U-GUARD SECTION AND AT LEAST 6 TAPCON FASTENERS FOR SHORTER SECTIONS.
 BACK PLATE (DCS UH-14.0.1)
 - REQUIRED ON FIRST 10 FOOT SECTION ABOVE GROUND (WOOD AND CONCRETE POLES).
 GUYING (DCS D-2.0.0)
 - GUYS SHALL HAVE A GUY MARKER (GUY GUARD) INSTALLED AT ALL LOCATIONS.
 RISER (DCS G-10.1.0 AND G-10.2.0)
 - BOND ALL METAL RISER CONDUITS ON POLES.
 GROUND RODS (DCS G-3.0.1)
 - TOP MUST BE A MINIMUM OF 6 INCHES BELOW GRADE.

**CALL SUNSHINE #811
48 HOURS BEFORE YOU DIG
LOCATE MARKINGS COLOR CODE**

	ELECTRIC		WATER
	GAS-OIL-STEAM		SEWER
	TEMP. SURVEY MARKINGS		CABLE TV
	PROPOSED EXCAVATION		



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

CONSTRUCTION NOTES:

- FRAMING IS BASED ON THE POWER SYSTEMS DISTRIBUTION CONSTRUCTION STANDARDS (DCS MANUAL).
- ALL POLES TO BE SET PER DCS D-3.0.0 UNLESS NOTED OTHERWISE.
- SET POLES WITH BRANDING FACING THE STREET WHENEVER POSSIBLE.
- INSTALL TLM TAGS AS INDICATED ON DRAWING.
- TAG FUSE SIZE ON POLE AS INDICATED ON DRAWING.
- CHECK VOLTAGE ROTATION AND CONTINUITY AT EACH TRANSFORMER AND RISER LOCATION.
- DCS REFERENCE AND MOT ARE NOTED ON EACH PAGE AND LOCATION OF THE CONSTRUCTION PRINT.

American Disabilities Act

If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.

REVISION
Size: 11 x 17
PRINTED BY: cxp009d
PLOT DATE/TIME: 10/22/2025 15:26:42



Easement? []	Tree Work? []	Tree Access? []	Tree Staking Req'd? []
Designer/Stake? []	CT/Special Mtr? []	Work with SMO? []	Survey/Stake? []
POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
PERMIT REQ'D	CITY [X] COUNTY RD [] COUNTY AIR [] STATE RD [] FAA []		
	WMD [] RR XING [] DR. DIST. [] TRANSM. []		
Requested Tel. Co. Set Poles? []	Requested Tel. Co. Transfer? []	Request CATV Transfer? []	



Job Owner:	Edward Alexis	M/A:	TB	Township:	39 Range: 21 Section 30
Designer:	Charles Pardee	STRING 3 THREE PHASE ACROSS. UPGRADE PL TO 50/2 , INSTALL 2 -50/2 PL.			
Date:	10/22/2025	5400 PAN AMERICAN BLVD, NORTH PORT, FL, 34287			
Scale: 1" = 84'		Dwg No. 14404579_11x17 OH.xml			
0' 84' 168'		Dw No. 14404579		Map No. JG0508	
		WR: 14404579		Page 1 of 2	

FPL OVERHEAD PLAN

Exhibit B to Resolution No. 2026-R-40

INACCESSIBLE

13KV

FUTURE 23KV

23KV

SALT SPRAY

ROCK



PRE-ARRANGED OUTAGE NOTIFICATION REQUIRED @ TLN 5-3447-2940-0-7 1 HR DURATION

CONSTRUCTION NOTES:

LOC 1: PULL 2 ADD'L PHASES SOUTH, REPL ANCHORS, INST GUYS
SIM DCS: E-5.10.0

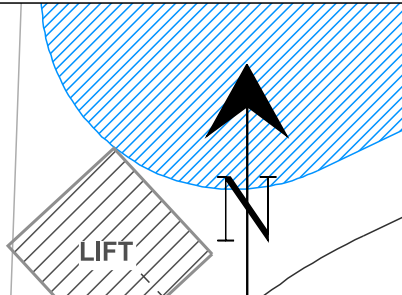
LOC 2: INST 3PH PRI TO EAST, RE-GUY POLE
SIM DCS: E-5.10.0

LOC 3: INST 45/2 PL
SIM DCS: E-5.0.0 F1

LOC 4: INST DE 45/2 PL, DOWN GUYS FOR PRI RISER
SIM DCS: E-5.9.0 F1

SPAN 1-2: PULL A,C PHASES, KEEP EXISTING BPH & NEUT

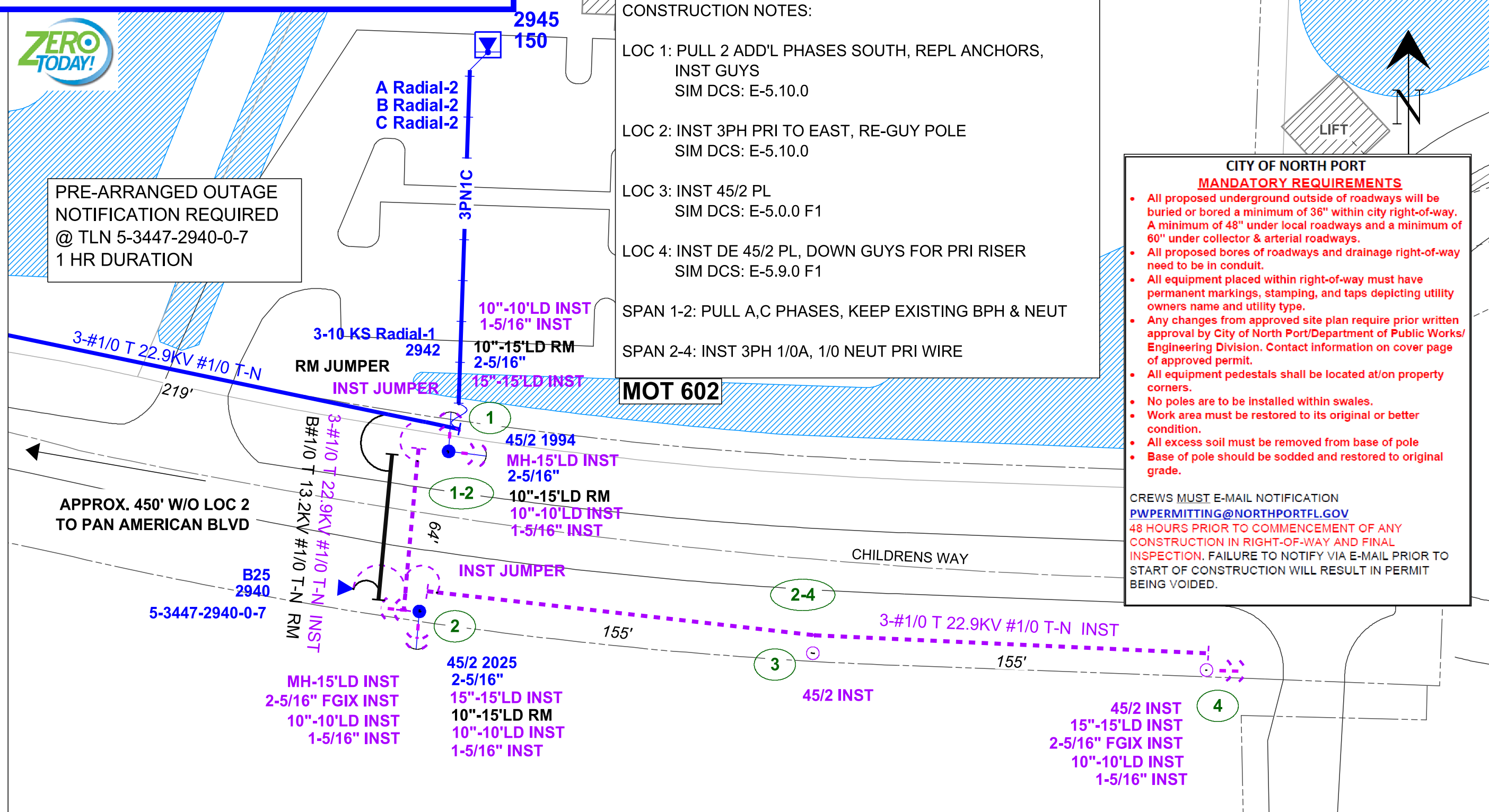
SPAN 2-4: INST 3PH 1/0A, 1/0 NEUT PRI WIRE



CITY OF NORTH PORT MANDATORY REQUIREMENTS

- All proposed underground outside of roadways will be buried or bored a minimum of 36" within city right-of-way. A minimum of 48" under local roadways and a minimum of 60" under collector & arterial roadways.
- All proposed bores of roadways and drainage right-of-way need to be in conduit.
- All equipment placed within right-of-way must have permanent markings, stamping, and taps depicting utility owners name and utility type.
- Any changes from approved site plan require prior written approval by City of North Port/Department of Public Works/Engineering Division. Contact information on cover page of approved permit.
- All equipment pedestals shall be located at/on property corners.
- No poles are to be installed within swales.
- Work area must be restored to its original or better condition.
- All excess soil must be removed from base of pole
- Base of pole should be sodded and restored to original grade.

CREWS MUST E-MAIL NOTIFICATION PWPERMITTING@NORTHPORTFL.GOV 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION IN RIGHT-OF-WAY AND FINAL INSPECTION. FAILURE TO NOTIFY VIA E-MAIL PRIOR TO START OF CONSTRUCTION WILL RESULT IN PERMIT BEING VOIDED.



REVISION

Size: 11 x 17

PRINTED BY: cxp009d

PLOT DATE/TIME: 10/22/2025 15:26:43

DATE	IPC
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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		
All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.			
Foreman's Signature	Date		

Easement? <input type="checkbox"/>	Tree Work? <input type="checkbox"/>	Tree Access? <input type="checkbox"/>	Tree Staking Req'd? <input type="checkbox"/>
Designer/Stake? <input type="checkbox"/>	CT/Special Mtr? <input type="checkbox"/>	Work with SMO? <input type="checkbox"/>	Survey/Stake? <input type="checkbox"/>
POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
PERMIT REQ'D	CITY <input checked="" type="checkbox"/>	COUNTY RD <input type="checkbox"/>	COUNTY AIR <input type="checkbox"/>
	STATE RD <input type="checkbox"/>	FAA <input type="checkbox"/>	
	WMD <input type="checkbox"/>	RR XING <input type="checkbox"/>	DR. DIST. <input type="checkbox"/>
	TRANS. <input type="checkbox"/>		
Requested Tel. Co. Set Poles? <input type="checkbox"/>	Requested Tel. Co. Transfer? <input type="checkbox"/>	Request CATV Transfer? <input type="checkbox"/>	



Job Owner:	Edward Alexis	M/A: TB	Township: 39 Range: 21 Section 30
Designer:	Charles Pardee	STRING 3 THREE PHASE ACROSS. UPGRADE PL TO 50/2 , INSTALL 2 -50/2 PL.	
Date:	10/22/2025		
Scale: 1" = 40'		5400 PAN AMERICAN BLVD, NORTH PORT, FL, 34287	
0' 40' 80'		Dwg No. 14404579_11x17 OH.xml	Map No. JG0508
		WR: 14404579	Page 2 of 2

FPL UNDERGROUND PLAN #14446520

Exhibit B to Resolution No. 2026-R-40

[] FUTURE 25KV [] 25KV [] SALT SPRAY [] ROCK

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- THE MATERIAL CONTAINED HEREIN MAY CONTAIN INACCURACIES. THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES.
 - THE USER IS WARNED TO UTILIZE AT HIS/HER OWN RISK. USER ASSUMES RISK OF ANY AND ALL LOSS.

CAUTION
 - THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.
 - ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.

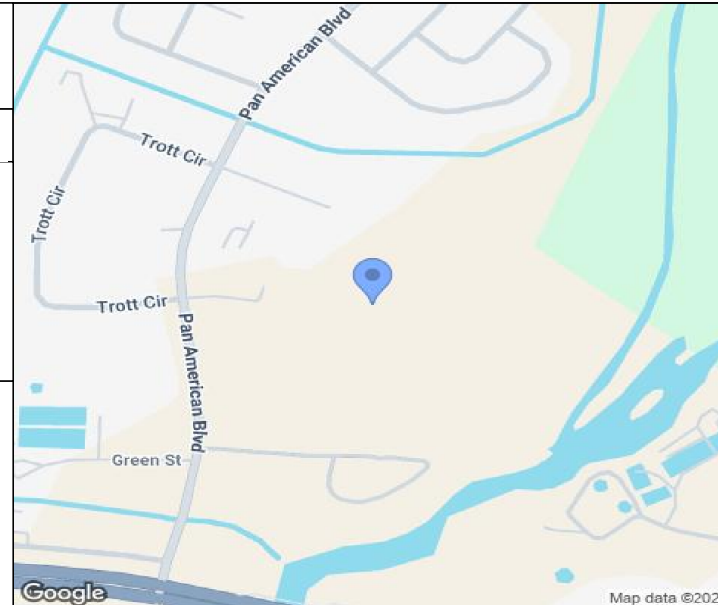
NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

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

**CALL SUNSHINE #811
 48 HOURS BEFORE YOU DIG
 LOCATE MARKINGS COLOR CODE**

RED	ELECTRIC	BLUE	WATER
YELLOW	GAS-OIL-STEAM	GREEN	SEWER
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV
WHITE	PROPOSED EXCAVATION		

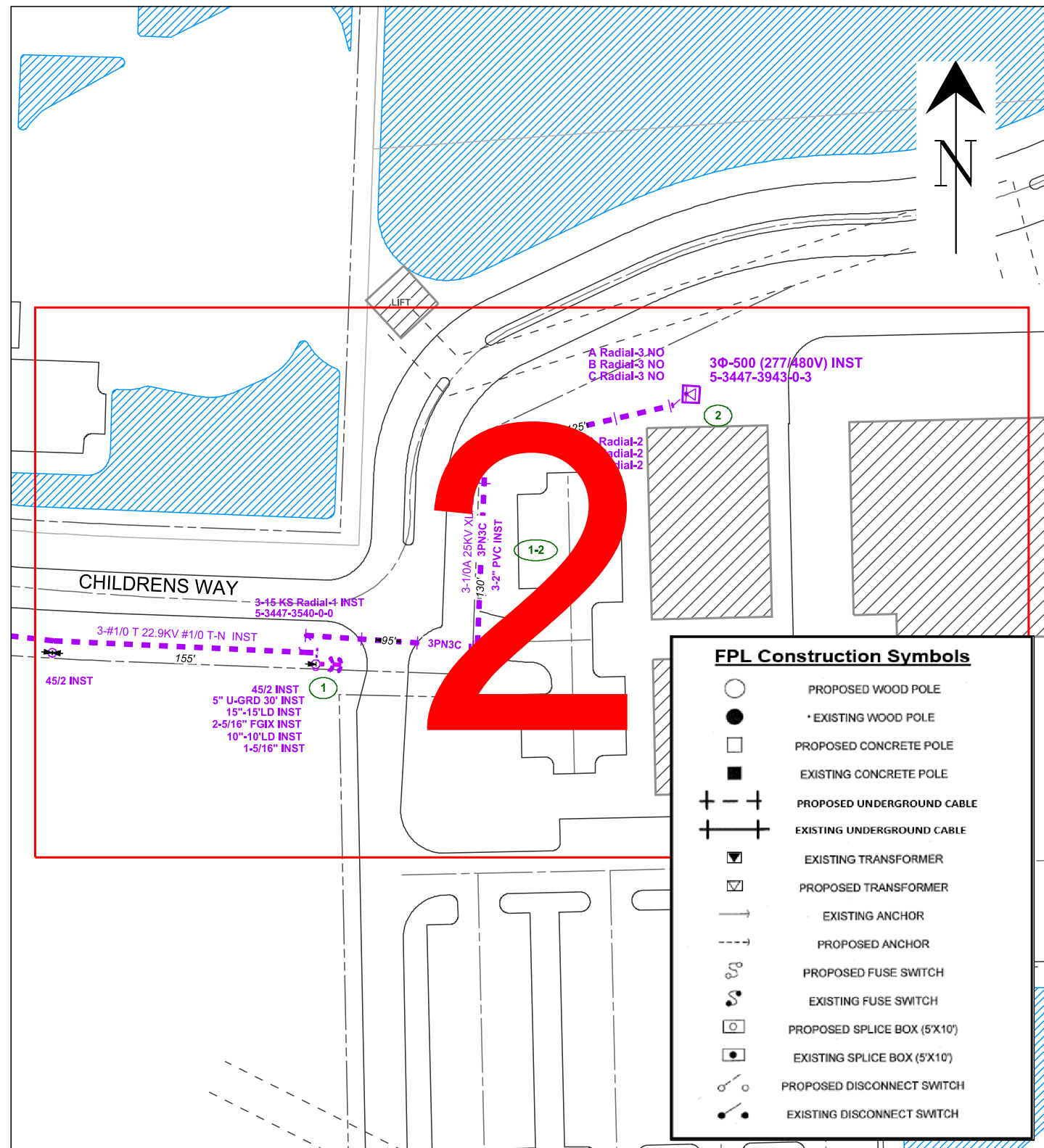
American Disabilities Act
 If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.



CONSTRUCTION NOTES:

REQUIRED DRAWINGS:

- 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 1-2" 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 24" (UNLESS NOTED)
 - ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)
 - EXTEND SERVICE PVC 10 ft INTO CUSTOMER PROPERTY FUSING:
 - FUSE ALL PHASES AT 50K
- STREET LIGHTS:**
 - STREET LIGHTS ARE 9500L HPSV TRADITIONAL ON 20 FT FIBERGLASS POLES - FPL OWNED AND MAINTAINED



FPL Construction Symbols

	PROPOSED WOOD POLE
	EXISTING WOOD POLE
	PROPOSED CONCRETE POLE
	EXISTING CONCRETE POLE
	PROPOSED UNDERGROUND CABLE
	EXISTING UNDERGROUND CABLE
	EXISTING TRANSFORMER
	PROPOSED TRANSFORMER
	EXISTING ANCHOR
	PROPOSED ANCHOR
	PROPOSED FUSE SWITCH
	EXISTING FUSE SWITCH
	PROPOSED SPLICE BOX (5'X10')
	EXISTING SPLICE BOX (5'X10')
	PROPOSED DISCONNECT SWITCH
	EXISTING DISCONNECT SWITCH

Size: 11 x 17
 REVISION
 PRINTED BY: cxp009d
 PLOT DATE/TIME: 10/23/2025 14:25:34

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Easement? []	Tree Work? []	Tree Access? []	Tree Staking Req'd? []
Designer/Stake? []	CT/Special Mtr? []	Work with SMO? []	Survey/Stake? []
POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
PERMIT REQ'D	CITY [X]	COUNTY RD []	COUNTY AIR []
	WMD []	RR XING []	DR. DIST. []
Requested Tel. Co. Set Poles? []	Requested Tel. Co. Transfer? []	TRANS. []	Request CATV Transfer? []



Job Owner:	Edward Alexis	
Designer:	Charles Pardee	
Date:	10/23/2025	
Scale:	1" = 82'	
0'	82'	164'

M/A: TB	Township: 39 Range: 21 Section 30
INST 350' UG PRI AND INSTALL 500 KVA PMTX	
5400 PAN AMERICAN BLVD, NORTH PORT, FL, 34287	
Dwg No. 14446520_11x17 UG.xml	Map No. JG0508
WR: 14446520	Page 1 of 2

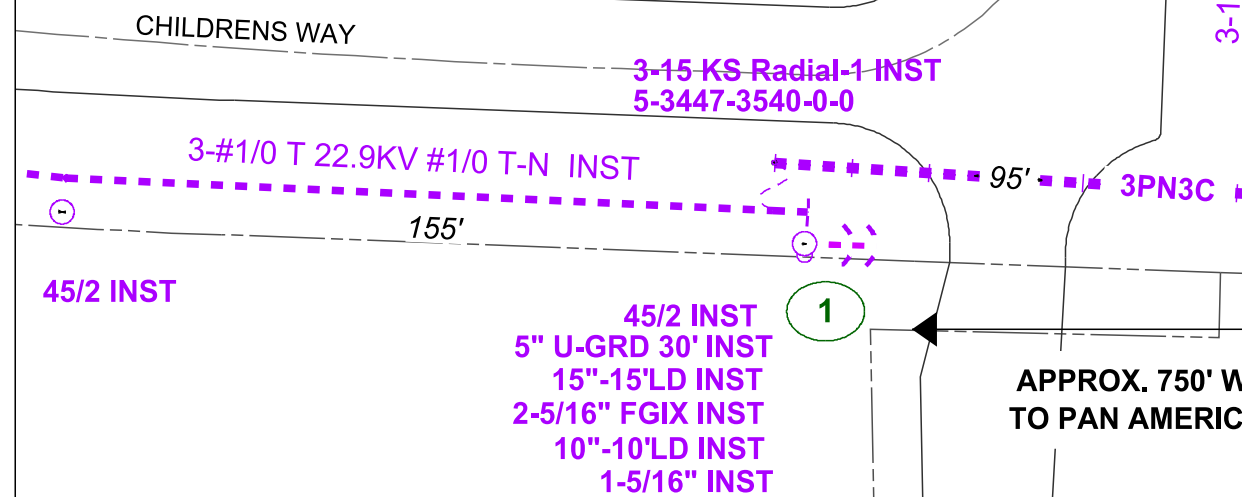
FPL UNDERGROUND PLAN

Exhibit B to Resolution No. 2026-R-40
 SSIBLE [] 12KV [] 13KV [] FUTURE 23KV [X] 23KV [] FUTURE 25KV [] 25KV [] SALT SPRAY [] ROCK



CONSTRUCTION NOTES:
 LOC 1: INST 5" PRI RISER & FUSES
 SIM DCS: UH-15.1.0 F4
 LOC 2: INST 3Ø 500KVA (277/480V) PMTX
 SPAN 1-2: CIC 3-2" PVC, FPL TO PULL 1/0 PRI CBL

MOT 602



COORDINATE WITH WR# 14404579 FOR OH MAKE READY POLE INSTALL

APPROX. 750' W/O LOC 1 TO PAN AMERICAN BLVD

SOURCE TS2 SWITCH TLN# 5-3447-1839-1-4 LOCATED AT TS2 - 5174 PAN AMERICAN BLVD

3Ø-500 (277/480V) INST 5-3447-3943-0-3
 A Radial-3 NO
 B Radial-3 NO
 C Radial-3 NO

A Radial-2
 B Radial-2
 C Radial-2

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- Base of pole should be sodded and restored to original grade.

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LOC 1	Feet of ground rod installed _____
	Ground Resistance (Ohms) _____
LOC 2	Feet of ground rod installed _____
	Ground Resistance (Ohms) _____

REVISION
 Size: 11 x 17
 PRINTED BY: cxp009d
 PLOT DATE/TIME: 10/23/2025 14:25:35

DATE	IPC
	1
	2
	3
	4

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 _____		
All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.			
Foreman's Signature _____	Date _____		

Easement? []	Tree Work? []	Tree Access? []	Tree Staking Req'd? []
Designer/Stake? []	CT/Special Mtr? []	Work with SMO? []	Survey/Stake? []
POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
PERMIT REQ'D	CITY [X]	COUNTY RD []	COUNTY AIR []
	WMD []	RR XING []	DR. DIST. []
Requested Tel. Co. Set Poles? []	Requested Tel. Co. Transfer? []	Request CATV Transfer? []	



Job Owner:	Edward Alexis	M/A: TB	Township: 39 Range: 21 Section 30
Designer:	Charles Pardee	INST 350' UG PRI AND INSTALL 500 KVA PMTX	
Date:	10/23/2025		
Scale: 1" = 40'		5400 PAN AMERICAN BLVD, NORTH PORT, FL, 34287	
0' 40' 80'		Dwg No. 14446520_11x17 UG.xml	Map No. JG0508
		WR: 14446520	Page 2 of 2