



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-797, **Version:** 1

Interoffice Memorandum

DATE: May 13, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Ed Torres, M.S., P.E., LEED AP, Director, Utilities

CONTACT: Lindy A. Wolfe, P.E., LEED AP, Manager, Engineering Division

PHONE: 407-254-9918

DIVISION: Engineering Division

ACTION REQUESTED:

Approval and execution of Encroachment Agreement by and between Florida Gas Transmission Company, LLC and Orange County, Florida allowing Orange County to relocate and reconstruct a portion of Orange County force main in an existing Florida Gas Transmission easement and authorization to record this instrument. District 1. (Engineering Division)

PROJECT: N/A

PURPOSE: A new interchange is being constructed at the intersection of the Florida Turnpike and Sand Lake Road. Due to this construction, Orange County Utilities (OCU) is relocating and reconstructing a portion of its force main that will cross an existing Florida Gas Transmission (FGT) easement within the road right-of-way. FGT requires an Encroachment Agreement (Agreement) specifying the conditions, engineering, and construction terms for the relocation. This Agreement meets FGT's requirements and will allow OCU to construct, operate, and maintain the utility infrastructure improvements within the existing FGT encroachment area in accordance with the terms and conditions of the Agreement.

The County Attorney's Office and Risk Management Division have reviewed the agreement. The County Attorney's Office finds it acceptable as to form. Risk Management does not agree with the language as written in the Agreement, but understands the Agreement must proceed in order to avoid a contract claim. Utilities Department staff has reviewed the agreement and made a business decision to move forward and recommends approval.

File #: 25-797, Version: 1

BUDGET: N/A

BCC Mtg. Date: June 3, 2025

This Instrument Prepared By and Return To:
Right-of-Way Department/Amy Powell
Florida Gas Transmission Company, LLC
2301 Lucien way, Suite 200
Maitland, Florida 32751

Project No.: 24-230
Tract No.: FLMEA-ORAN-141, FL-ORNG-005.00

ENCROACHMENT AGREEMENT

THIS ENCROACHMENT AGREEMENT ("Agreement") is made and entered into as of the date of latest execution below, by and between **FLORIDA GAS TRANSMISSION COMPANY, LLC**, a Delaware limited liability company, ("FGT"), with principal offices at 1300 Main Street, Houston, Texas 77002, and **ORANGE COUNTY, FLORIDA** a charter county and political subdivision of the State of Florida ("County"), whose address is 201 South Rosalind Avenue, Orlando, Florida 32801.

WITNESSETH THAT:

WHEREAS, FGT is the owner and holder of an easement under the provisions of that certain Easement Relocation Agreement dated August 15, 1973, and recorded in Book 2443, Page 1883; and that certain Modification of Easement Relocation Agreement dated October 13, 1980, and recorded in Book 3146, Page 643, and that Natural Gas Pipeline Easement dated January 9, 2024, and recorded as Document Number 20240085035, all in Official Records, Orange County, Florida ("Easement Agreement"), covering lands located in, among others, Section 28, Township 23 South, Range 29 East, Official Records, Orange County, Florida as described in the Easement Agreement ("Lands"); and

WHEREAS, pursuant to the authority contained in the Easement Agreement, FGT has constructed and currently operates and maintains a four inch (4"), a twenty-four inch (24"), and a twenty-six inch (26") natural gas pipeline and related surface and subsurface appurtenances, (collectively, the "Pipeline Facilities"), across and through the Lands; and

WHEREAS, the County is the present holder of a permit across that portion of the Lands described in Exhibit "B" attached hereto and made a part hereof for all purposes ("Owned Premises"), with Pipeline Facilities situated thereon; and

WHEREAS, the County seeks consent to remove one (1) forty-two inch (42") force main and install one (1) forty-two inch (42") new force main above the pipeline crossing the FGT easements ("Easement Area") and the Pipeline Facilities as depicted on Exhibit "C" attached hereto and made a part hereof ("Encroachment"), pursuant to the terms and provisions of this Agreement; and

WHEREAS, the County has been advised by FGT that FGT is a natural gas transmission company and that FGT operates high pressure underground natural gas Pipeline Facilities through the Owned Premises; and

WHEREAS, the County has requested written consent from FGT to maintain, use, and enjoy the Encroachment upon a portion of the Easement Area and in close proximity to the Pipeline Facilities; and

WHEREAS, FGT is willing to grant such consent upon the terms and conditions hereafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth in this Encroachment Agreement, FGT and the County agree as follows:

1. To the extent that FGT has the right to do so, FGT hereby grants consent to the County to maintain, operate, and use the Encroachment on the Owned Premises and the Easement Area, and in close proximity to the Pipeline Facilities, subject to compliance with the following terms and conditions:

A. The County hereby assumes all risks for damages, injuries, or loss to either property or persons, caused by, or arising out of, or resulting from, or in any way associated with the installation, construction, use, maintenance, repair or replacement of the Encroachment.

B. The consent granted herein is limited exclusively to the proposed Encroachment upon the Owned Premises within the Easement Area. Except as to the Encroachment, the County shall not alter the grade or permit such alteration anywhere on the Easement Area without the prior express written consent of FGT.

C. The County shall at all times conduct all activities on the Easement Area in such a manner as not to interfere with or impede the operation and maintenance of the Pipeline Facilities, as conducted in the past, present, or future, in any manner whatsoever.

D. Except as to the Encroachment, the County shall not construct, plant, or create additional improvements of any kind, including but not limited to, fences, sheds, irrigation or drainage systems, utilities, decking, pole barns, parking lots, roadways, pools, ponds, trees, or shrubs within the confines of the Easement Area without the prior express written consent of FGT.

The County understands and agrees that FGT may not have the authority to grant the County permission to construct the Encroachment in the Easement Area. This Agreement merely defines the terms by which FGT will not object, and that the County will obtain permission for the Encroachment from the underlying fee owner of the Lands or third parties having an interest in the Owned Premises. The consent granted by this instrument shall not constitute or be construed as a subordination, merger, assignment, conveyance, or relinquishment of any of the right, title, and interest of FGT under the provisions of the Easement Agreement.

2. The County agrees that the Encroachment and any additional approved improvements constructed or installed in the Easement Area shall be constructed in accordance with the Engineering and Construction Specifications detailed in Exhibit "A"

attached hereto and made a part hereof. Installation, construction, maintenance, repair and replacement of the Encroachment shall be the sole responsibility, and performed at the sole cost and expense of, the County.

3. To the extent permitted by law and without waiving sovereign immunity or the limits of liability contained in Florida Statutes §768.28, the County agrees to indemnify, protect, and hold harmless FGT, its parent, affiliates, subsidiaries, and their directors, officers, employees, representatives, and agents (hereinafter "FGT Entities") from and against any and all actions or causes of action, claims, demands, liabilities, loss, damage, injury, suit, proceeding, judgment, cost or expense of whatever kind or nature, including but not limited to reasonable attorneys' fees, caused by, or arising out of, or resulting from, or in any way associated with the installation, construction, use, maintenance, repair, or replacement of the Encroachment except where such loss, cost, liability, or expense was proximately caused solely by the gross negligence of FGT or its employees.

In addition and also to the extent permitted by law and without waiving sovereign immunity or the limits of liability contained in Florida Statutes §768.28, the County agrees to indemnify, defend and hold harmless FGT and the FGT Entities from and against any liability, damage, claims, loss, cause of action, suit, proceeding, judgment, cost (including the cost or expense of environmental response, removal or remediation activities), fees or expense, including reasonable attorney's fees, arising from: (a) non-compliance with any laws, regulations, and orders applicable to the ownership or the operation and maintenance of the Encroachment on the Owned Premises and the Easement Area described herein, and (b) any incidents, acts, releases, negligence, transactions or omissions, or conditions on or affecting the Easement Area caused by, or arising out of, or resulting from, or in any way associated with the installation, construction, use, maintenance, repair, or replacement of the Encroachment that would (i) contribute to or constitute a violation of any local, state or federal environmental rule, regulation, law, or judicial order, (ii) result, in whole or in part, in any requirement to clean up or otherwise remedy or remediate a condition, (iii) give rise to any lien, liability, injunction, order, restriction, claim, expense, damage, fine or penalty, (iv) adversely affect human health or the environment at or near the Easement Area, or (v) constitute a violation of the terms of this Encroachment Agreement.

4. The County shall take reasonable steps to protect the Pipeline Facilities at all times during the performance of any work associated with the Encroachment including maintaining a minimum of three feet (3') of cover over the subsurface of the Pipeline Facilities at all times.

5. Except in the case of an emergency, should FGT need the County to remove any of the Encroachment within the Easement Area in order to allow FGT to construct, maintain, operate, repair, remove, replace, or resize the Pipeline Facilities, it shall notify the County in writing no less than thirty (30) days prior to the date required for FGT's work and the County shall temporarily remove the Encroachment for the period required by FGT and thereafter replace or reinstall the Encroachment to the extent feasible, all at the County's own cost. FGT shall not be liable for loss, damage, or replacement to the Encroachment or any equipment and facilities that exist within the Easement Area, and

in this regard, the County hereby releases FGT and the FGT Entities from any and all liability for any such loss or damage.

6. INTENTIONALLY OMITTED.

7. This Agreement in no way constitutes a waiver by FGT of its rights to enjoy the Easement Area unencumbered by the construction, operation, maintenance, or use of the Encroachment within the Easement Area.

8. It is expressly agreed to by and between FGT and the County that if the County is in violation of any terms or conditions set forth in this Encroachment Agreement, FGT, at its option, may immediately notify the County in writing of such violation and if the County has not cured such violation within sixty (60) days from delivery of such notice, FGT may declare the County in breach of this Encroachment Agreement and may thereafter seek damages or injunctive relief or any other judicial or equitable relief for such breach and violation. If such violation by the County constitutes or results in an emergency or a dangerous condition, FGT shall only be required to provide whatever prior notice is reasonable under the circumstances before exercising its rights to declare a breach of this Agreement and seek judicial or equitable relief. The failure of FGT to exercise the option to declare a breach and seek judicial or equitable relief as to any such violation shall not constitute a waiver of FGT's future right to exercise such option as to the same or any future violation. The County agrees to pay FGT's costs, including attorneys' fees and costs, arising out of the enforcement of the terms of the Easement Agreement, the Encroachment Agreement, or both. The remedies outlined herein are not exclusive and FGT does not waive any legal or equitable remedies.

9. The provisions of the Easement Agreement, and all rights, powers, privileges, and duties, obligations, and liabilities created thereby, shall remain in full force and effect and are not affected hereby except to the extent and in the manner specifically and particularly set forth herein.

10. The County and FGT stipulate and agree that the statements and information contained in the introductory paragraphs and recitations of this Agreement are true and correct and are incorporated herein by this reference.

11. This instrument and the covenants and agreements herein contained shall extend to and be binding upon the County and the heirs, executors, personal representatives, successors and assigns of the County and upon FGT and the successors and assigns of FGT and the benefits of this Agreement shall run with the land. This Encroachment Agreement may be executed in counterparts, each of which when conformed shall be an original and all of which together shall constitute a single document.

Project No.: 24-230
Tract No.: FLMEA-ORAN-14, FL-ORNG-005.00

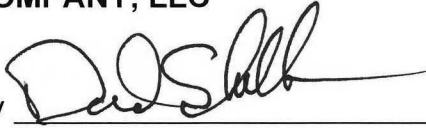

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date of execution below by their duly authorized representatives.

WITNESSES:

Kristin Duke
Name: Kristin Duke
Address: 2301 Lucien Way, Ste 200 Maitland, FL

Amy Powell
Name: Amy Powell
Address: 2301 Lucien Way, Ste 200 Maitland, FL

"FGT"
FLORIDA GAS TRANSMISSION
COMPANY, LLC

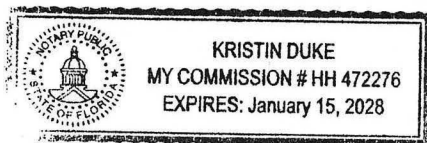
By David Shellhouse

 **DAVID SHELLHOUSE**
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 30 day of June, 2025, by **DAVID SHELLHOUSE, MANAGER OF FLORIDA GAS TRANSMISSION COMPANY, LLC**, a Delaware limited liability company, on behalf of the company. He [☒] is personally known to me or [☐] has produced _____ (type of identification) as identification.

(SEAL)



Kristin Duke
Notary Public

Name (Printed): Kristin Duke
My Commission Expires: Jan 15, 2028

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Project No.: 24-230
Tract No.: FLMEA-ORAN-14, FL-ORNG-005.00

(SEAL)



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: Bryan Brooks
for Jerry L. Demings
Orange County Mayor

Date: 3 June 2025

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: Jennifer Jan-Kimetz
for Deputy Clerk

Print Name: Jennifer Lara-Kimetz

EXHIBIT "A"
Attached to and made a part of that certain
ENCROACHMENT AGREEMENT
Dated _____, 2025
By and between
FLORIDA GAS TRANSMISSION COMPANY, LLC
And ORANGE COUNTY, FLORIDA

ENGINEERING AND CONSTRUCTION SPECIFICATIONS

1. No work can be done in FGT's easement property unless FGT has reviewed and approved the plans and an agreement in writing has been entered into between FGT and the County. Any encroachment consented to by FGT shall not interfere with the operation, maintenance, and access of FGT's pipeline facilities, including but not limited to, close interval surveys; leak detection surveys; and pipeline patrol, pipeline marking, and similar activities.
2. The County shall provide a minimum of forty-eight (48) hours' notice to FGT prior to any installation, construction, excavation, or demolition work on the easement area. To ensure further safety, the County must call appropriate ONE CALL for a locate by calling 811. An FGT representative must be present when any work is done on the easement area. The onsite FGT representative will have the authority to shutdown work by the County if the County's activities are judged to be unsafe by the FGT representative. The FGT representative will be invited to participate in the County's safety meetings. This provision applies each time FGT's pipeline facilities are crossed.
3. Existing ground elevation is to be maintained.
4. For vehicles and/or construction equipment requesting approval to cross FGT's facilities, each crossing location will be reviewed on a case-by-case, site-specific basis and will require the surveyed elevation of the pipeline and/or facility verified by an FGT field representative to be performed by the party requesting the crossing encroachment and submitted to FGT. The execution of a wheel load calculation must be completed and approved by FGT prior to crossing FGT's facilities for every vehicle and/or construction equipment requesting to cross. FGT may require matting or other suitable material be installed to achieve the necessary support for such crossing. This, too, will be site specific and case-by-case only.
5. Where consent for roadway crossings has been granted, a minimum of forty-eight inches (48") of cover, including thirty-six (36") of undisturbed or compacted soil, shall be maintained within the easement area. All roads must cross the easement at a ninety-degree (90°) angle.
6. Upon completion of condition 1, sidewalks, trails, and bike paths may cross FGT's pipelines at a ninety-degree (90°) angle provided the width does not exceed forty-eight inches (48").

7. When crossing an FGT pipeline (via drill or open lay), the County must visually verify the elevation of the pipeline, both vertically and horizontally, by an FGT approved method such as vacuum excavation with an FGT field representative on-site at all times during this operation. When using directional drill method, a minimum vertical clearance of ten feet (10') from the pipeline is required across the entire easement.

8. Where the encroachment includes utilities, all such utilities crossing the easement area must have a minimum separation of twenty-four inches (24") between the utility and the FGT pipeline(s) at the point of crossing and must cross at a ninety-degree (90°) angle. No utilities shall be constructed between the surface of the easement area and the top of the subsurface pipeline facilities unless agreed to in writing by FGT. No parallel utilities, structures, and/or appurtenances are permitted within the easement area. All proposed aerial crossings will be reviewed on a case-by-case basis.

9. Where consent for fiber optic, telephone and/or cable television lines has been granted, lines must be placed in a rigid non-metallic conduit across the entire easement width with bags of concrete-mix placed directly above and below the conduit across the confines of the easement. Orange warning burial tape must be placed a minimum of 18" directly above the cable across the width of the easement. Crossings must be clearly and permanently marked on each side of the easement with permanent identification.

10. Where consent for utility lines has been granted, electric lines must be encased in pvc or steel throughout the entire easement area. Cables energized to 600 volts or more must cross a minimum of three feet (3') below the subsurface pipeline facilities, and also be encased in concrete, color coded red, across the entire easement width, and have external, spiral wound, neutrals grounded on each side of the easement. The cable crossing should be clearly and permanently marked on each side of the easement where permissible.

11. Where consent for fencing has been granted, the County must install and maintain a vehicle access gate at least twelve feet (12') in width at each point in the fence line(s) crossing the easement area. Posthole excavations for fencing placed on the easement area shall not be greater than eighteen inches (18") below the ground surface elevation. No fence posts shall be placed over the pipeline facilities or closer than six feet (6') on either side of the pipeline facilities. Any exceptions will be determined by FGT management.

Any such fence shall be constructed and maintained by the County in such a manner that does not prevent FGT personnel from viewing the easement area from the ground level through the fence(s) (i.e. no solid fences allowed). No fencing parallel to the FGT pipeline facilities will be allowed within the easement area. FGT's access to its pipeline facilities shall be maintained by the County. If the gate is locked with the County's lock, the County shall provide FGT with keys or allow a FGT lock to enable access.

12. No retention ponds, ditches or swales shall be allowed within the easement area.

13. No roto-mixing or vibrating machinery is allowed within the easement area.

14. When conducting pile driving operations, the County shall adhere to a minimum separation of twenty-five feet (25') from the outside edge of the FGT pipeline.
15. Excavations that expose the FGT pipeline must follow OSHA standards. Time will be allowed for a FGT representative to inspect and make coating repairs as the subsurface pipeline facilities are exposed.
16. Twelve inches (12") of backfill around the subsurface pipeline facilities shall be sand or clean fill, free of rocks and debris.
17. With prior approval, no more than twenty feet (20') of pipe shall be exposed at any given time; if more than twenty feet (20') of pipe is to be exposed, all Standard Operating Procedures must be adhered to, pressure reductions must be scheduled at least one (1) year in advance and engineering stress calculations must be performed by FGT Engineering and approved by FGT management prior to allowing any more than the twenty feet (20') of exposed pipe.
18. With prior approval and an FGT representative on site at all times, excavation equipment equipped with toothless buckets may be allowed to dig or excavate within three feet (3') of the pipeline facilities. All other construction/excavation equipment will not be allowed to perform any excavation within three feet (3') of the pipeline facilities. All mechanical excavation performed within three feet (3') of the pipeline will be performed parallel to the pipeline (i.e. track-hoe may not reach over the pipeline to dig on the opposite side of the pipeline).
19. All excavation within twenty-four inches (24") from the top or thirty-six inches (36") from the side or bottom of the pipeline shall be by manual means. After top exposure, excavation up to twenty-four inches (24") from the side or bottom of the exposed pipeline may proceed by mechanical means if the FGT representative is satisfied it may be done safely with the equipment and operator available.
20. Barriers adequate to prevent vehicular damage to any exposed pipeline facilities shall be installed and maintained at all times.
21. All FGT pipeline facilities, cathodic protection equipment, and test lead wires shall be protected from damage by construction activity at all times.
22. No installation, construction, excavation, or demolition work shall be performed within the easement area on weekends or holidays.
23. The County shall provide and install temporary construction fencing along the easement boundaries for the entire length of the proposed work area to preserve and protect the pipeline(s). The fence must be maintained for the duration of the development or construction activity. Access across FGT's easement will be granted at specific locations for vehicle and equipment traffic once a wheel load calculation has been completed. Additional cover or matting may be required. Any changes to this requirement must be approved in writing by FGT prior to start of work.

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24. Where consent for landscaping has been granted, the County shall not plant shrubs on the easement area which are classified as "deep rooted" or are projected to exceed an eventual growth height of four feet (4'). Shrubs shall be planted so that no part, at its ultimate growth, shall be closer than ten feet (10') to the pipeline facilities. No trees shall be planted on the easement.

25. These Engineering and Construction Specifications may address activities on the easement area for which FGT has not granted consent to the County to include as part of the encroachment. Notwithstanding anything to the contrary contained in these Engineering and Construction Specifications, FGT's consent is and shall be limited to the encroachment as described and limited by the Encroachment Agreement to which this Exhibit is attached.

Project No.: 24-230
Tract No.: FLMEA-ORAN-14, FL-ORNG-005.00

EXHIBIT "B"

Attached to and made a part of that certain
ENCROACHMENT AGREEMENT

Dated _____, 2025

By and between

**FLORIDA GAS TRANSMISSION COMPANY, LLC
And ORANGE COUNTY, FLORIDA**

DESCRIPTION OF THE OWNED PREMISES

Section 33, Township 23 South, Range 29 East
Sand Lake Rd and Florida Turnpike



Project No.: 24-230
Tract No.: FLMEA-ORAN-14, FL-ORNG-005.00

EXHIBIT "C"

**Attached to and made a part of that certain
ENCROACHMENT AGREEMENT**

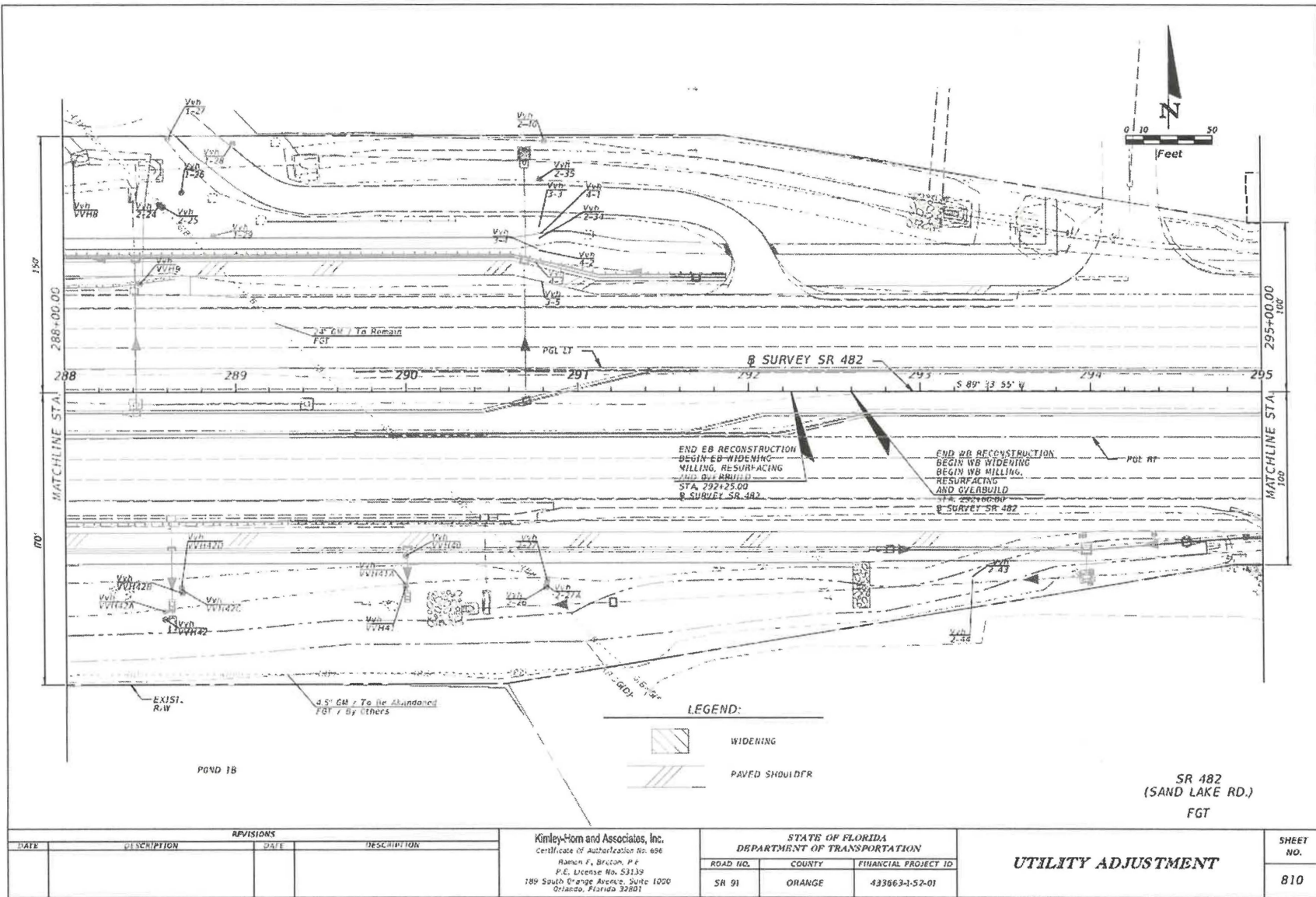
Dated _____, 2025

By and between

**FLORIDA GAS TRANSMISSION COMPANY, LLC
And ORANGE COUNTY, FLORIDA**

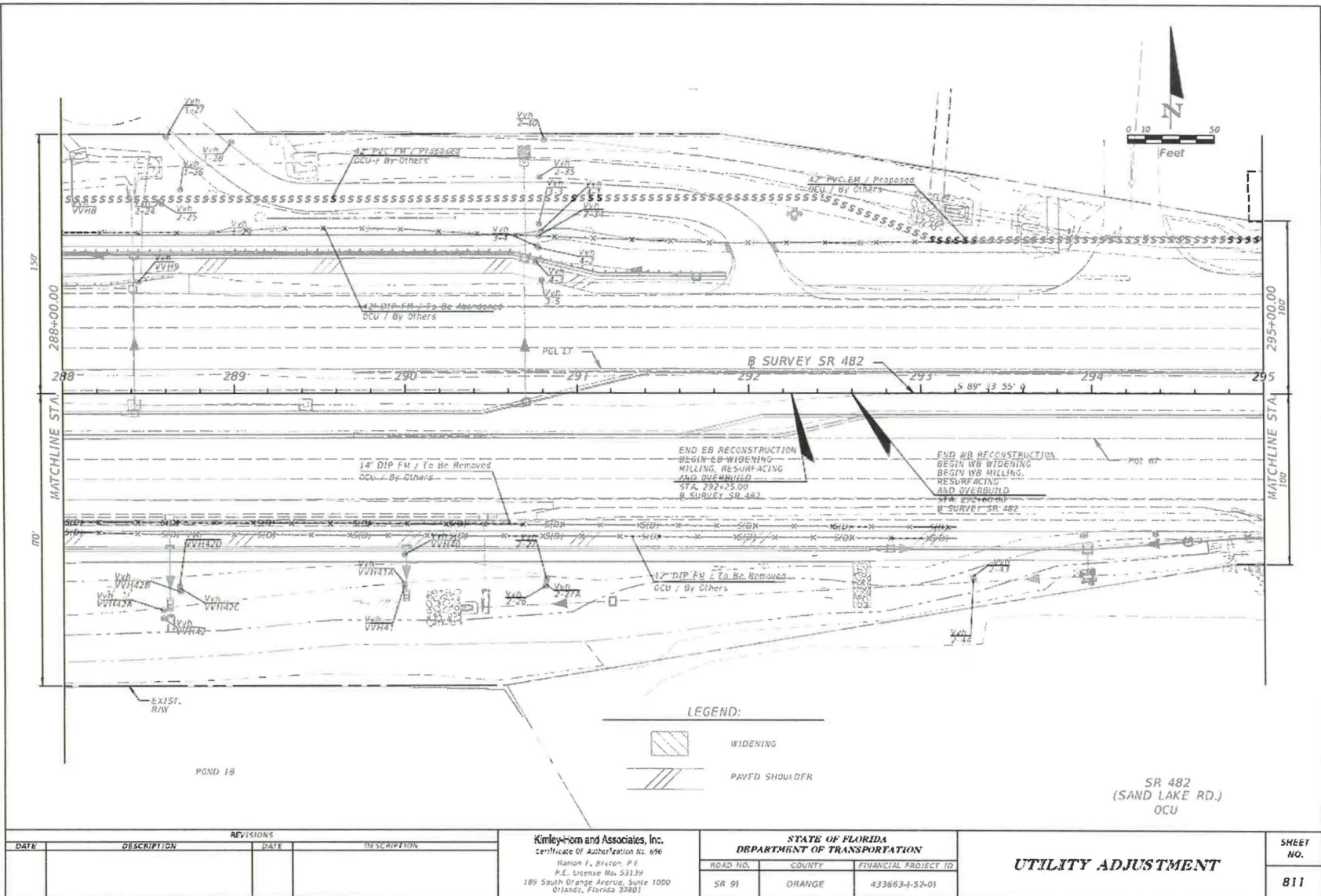
DESCRIPTION AND DRAWINGS OF THE ENCROACHMENT

Project No.: 24-230
Tract No.: FLMEA



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23 004, F.A.C.

FLMEA-ORAN-14, FL-ORNG-005.00



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23 B04, F A C

Project No.: 24-230
Tract No.: FLME4

