



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801

Legislation Text

File #: 26-0579, **Version:** 1

Interoffice Memorandum

DATE: April 29, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Mary Tiffault, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Distribution Easement from Orange County Board of County Commissioners to Duke Energy Florida, LLC d/b/a Duke Energy and authorization to record instrument for Duke Energy Temp Easement - 57746448 D - 58615006 LS - 9400 Universal Blvd., Orlando FL. District 6. **(Real Estate Management Division)**

PROJECT: Duke Energy Temp Easement - 57746448 D - 58615006 LS - 9400 Universal Blvd., Orlando FL

PURPOSE: To provide for access, construction, operation, and maintenance of electrical facilities.

ITEM:

Distribution Easement
Size: 13,180.73 Square Feet

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division

Orange County Convention Center

REMARKS: On September 16, 2025, the Board approved and executed a blanket Distribution Easement (Easement) in favor of Duke Energy to provide the right to install, operate, and maintain electric facilities at the Orange County Convention Center. The Easement was not recorded at that time.

The County has submitted a Sketch of Description to Duke Energy identifying the specific boundary of the easement area where such electric facilities have been installed. This Easement replaces the original and will be recorded in the Public Records of Orange County by Duke Energy. Duke Energy to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 19 2026

Project: Duke Energy Temp Easement - 57746448 D - 58615006 LS - 9400 Universal Blvd., Orlando, FL



SEC: 01	TWP: 24S	RGE: 28E	COUNTY: ORANGE	PROJECT: 57746448D/58615006LS
GRANTOR: ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS				
SITE ADDRESS: 9400 Universal Boulevard, Orlando, FL 32819				
TAX PARCEL NUMBER: 01-24-28-0000-00-007				

DISTRIBUTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, their heirs, successors and assigns (**GRANTOR** herein), in consideration of the mutual benefits, covenants and conditions herein contained, does hereby grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company, d/b/a DUKE ENERGY**, its successors, lessees and assigns, (**GRANTEE** herein), Post Office Box 14042, St. Petersburg, Florida 33733, the right, privilege and easement to construct, reconstruct, operate and maintain in perpetuity or until the use thereof is abandoned, one or more electric underground distribution lines and related underground facilities and appurtenant aboveground facilities (including supporting structures, other wires, attachments and accessories desirable in connection therewith); together with the right, privilege and easement to construct, reconstruct, operate communication facilities only for the use and convenience of the **GRANTEE** for the **GRANTEE'S** internal communications. This is subject to all applicable permitting requirements as may be required by federal, state, or local codes, statutes, ordinances, or regulations, over, under, upon and across the following described lands in Orange County, Florida, and referred to hereinafter as the Easement Area to wit:

An Easement Area being more particularly described and shown on the accompanying Exhibit "A", Sketch of Description, as prepared by Brian K. Hefner, P.S.M. of Colliers Engineering & Design, dated March 23, 2026, Project Name: OCCC Duke Elec Data, consisting of six (6) pages, attached hereto and incorporated herein by this reference.

The Easement granted herein is solely for the purposes described. No additions, modifications, or improvements beyond those listed herein shall be constructed, erected, placed or maintained on or around the easement property without **GRANTOR'S** prior written approval.

Together with the right to patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines and related facilities, including the right to increase or decrease the number and type of supporting structures.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric distribution lines and related facilities, including the right to trim, cut and keep clear trees, limbs and undergrowth along said lines, and further including the reasonable right to enter upon the adjoining lands of the **GRANTOR** for the purpose of exercising the rights herein granted. If obstructions are installed adjacent to the Easement Area, they shall be placed so as to allow ready access to **GRANTEE'S** facilities. Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

GRANTOR covenants and agrees that no trees, buildings, structures or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered.

GRANTEE covenants and agrees to promptly repair, at its own expense, all damage to any property, facilities or improvements of **GRANTOR** located in the Easement Area or adjacent thereto, including without limitation parking areas, driveways, recreational facilities and landscaping, if such damage is incident to the exercise of **GRANTEE'S** rights, privileges, or obligations under this Easement.

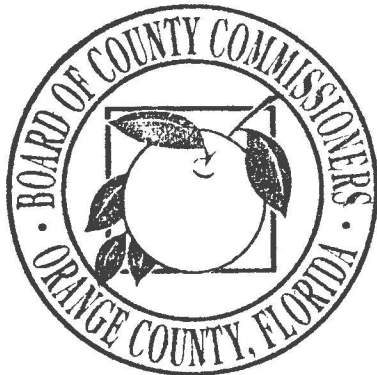
Project: Duke Energy Temp Easement - 57746448 D - 58615006 LS - 9400 Universal Blvd., Orlando, FL

GRANTEE shall defend, indemnify and hold harmless GRANTOR, its officials, agents and employees from and against any and all claims, suits, judgments, demands, liabilities, damages, cost and expenses (including reasonable attorney's fees prior to and upon appeal) of any kind or nature whatsoever related to this Easement to the extent directly arising out of or to the extent caused by: (i) the negligent use and enjoyment by GRANTEE, its directors, officers, employees, agents, contractors or their subcontractors, anyone employed by them, or anyone for whose acts any of them may be liable (collectively "GRANTEE'S Permittees") of the Easement Area; (ii) all liens and other charges asserted against the Easement Area for any purpose whatsoever to the extent arising as a result of the actions of GRANTEE, or GRANTEE'S Permittees; (iii) all claims relating to injury to persons or property occurring on or about the Easement Area to the extent caused by the use or control of the Easement Area by GRANTEE or GRANTEE'S Permittees; (iv) GRANTEE'S or GRANTEE'S Permittees' failure to properly construct and maintain the Facilities; and, (v) GRANTEE'S or GRANTEE'S Permittees' construction activities upon, over or under the Easement Area. Notwithstanding any provision of this easement, nothing herein shall be construed as a waiver of GRANTOR'S sovereign immunity.

GRANTOR retains all rights in and to said Easement Area not in conflict with GRANTEE'S rights hereunder granted.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year written below.



"COUNTY"

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
for Jerry L. Demings
Orange County Mayor

Date: 19 May 2026

ATTEST:

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

By: *Anissa Lizette Mercado*
for Deputy Clerk
Anissa Lizette Mercado
Printed Name

THIS IS NOT A SURVEY

Sketch of Description:

Together with PARCEL B

Commence at the aforementioned POINT "A" thence run S15°20'04"E, a distance of 86.07 feet to POINT OF BEGINNING, thence S88°15'57"E, a distance of 66.63 feet; thence S00°26'27"E, a distance of 10.01 feet to a point known as POINT "B" for the purpose of the together with PARCEL "C"; thence N88°15'57"W, a distance of 55.03 feet to a point on a non-tangent curve concave Easterly, having a radius of 91.14, a central angle of 09°49'27", a chord bearing of N48°25'18"W, a chord distance of 15.61 feet; thence along said right of way line and the arc of said curve a distance of 15.63 feet to end of said curve and to POINT OF BEGINNING;

Containing 0.014 Acres (611.75 Square Feet) more or less.

Together with PARCEL C

Commence at the aforementioned POINT "B" thence run N88°01'42"E, a distance of 312.46 feet to POINT OF BEGINNING, thence N00°26'27"W, a distance of 10.00 feet; thence S89°41'29"E, a distance of 5.43 feet; thence S79°53'37"E, a distance of 48.25 feet; thence N88°44'25"E, a distance of 64.16 feet; thence S87°05'09"E, a distance of 81.79 feet; thence N86°36'10"E, a distance of 84.27 feet; thence S76°48'06"E, a distance of 96.33 feet; thence S86°08'46"E, a distance of 50.42 feet; thence S73°26'59"E, a distance of 44.43 feet; thence S80°59'10"E, a distance of 150.01 feet; thence N56°06'56"E, a distance of 40.65 feet; thence S33°53'04"E, a distance of 10.00 feet; thence S56°06'56"W, a distance of 44.58 feet; thence N80°59'10"W, a distance of 154.60 feet; thence N73°26'59"W, a distance of 43.97 feet; thence N86°08'46"W, a distance of 50.12 feet; thence N76°48'06"W, a distance of 95.69 feet; thence S86°36'10"W, a distance of 83.21 feet; thence N87°05'53"W, a distance of 82.14 feet; thence S88°46'34"W, a distance of 64.99 feet; thence N79°53'37"W, a distance of 48.19 feet; thence N89°41'29"W, a distance of 4.44 feet to the POINT OF BEGINNING.

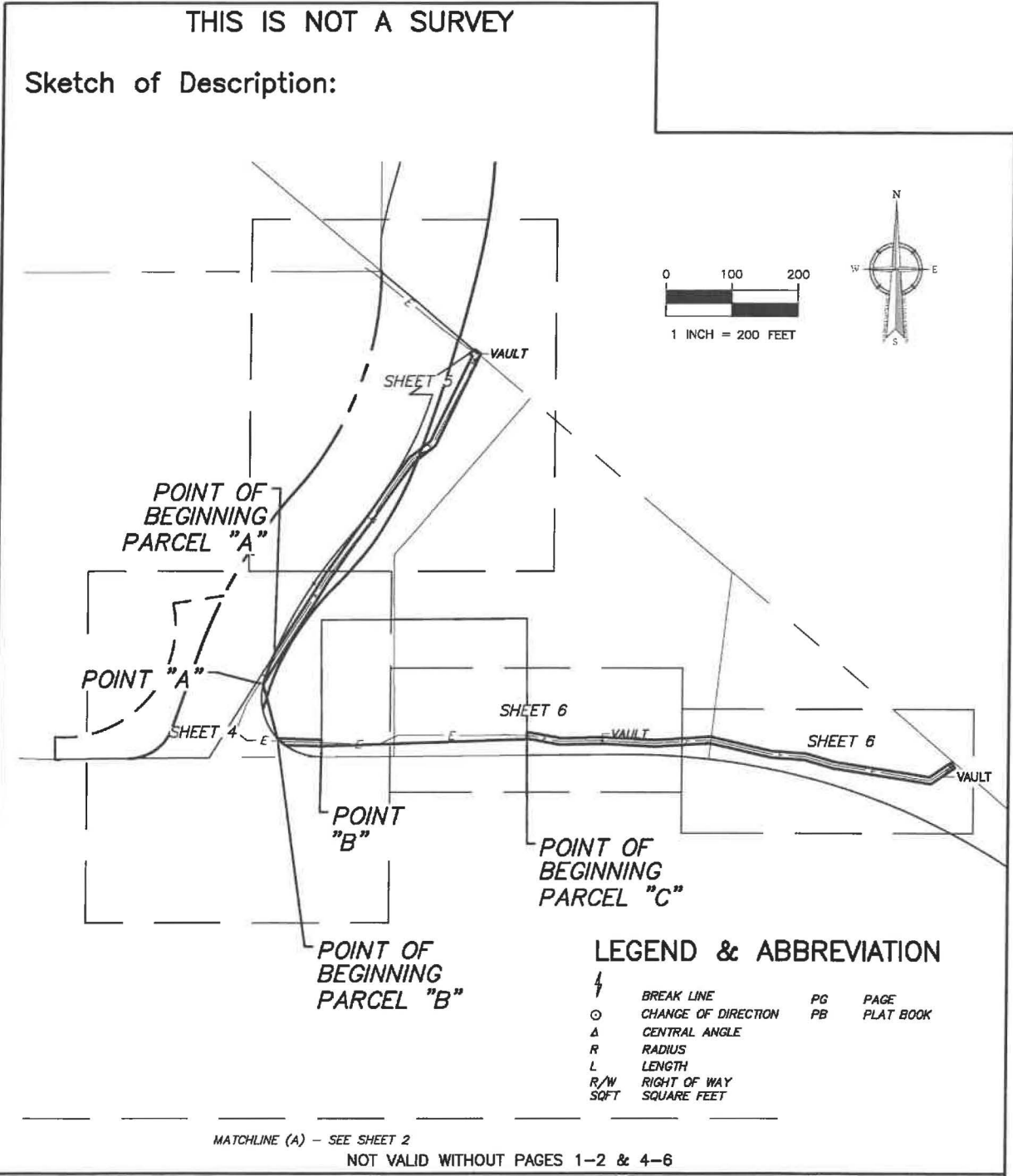
Containing 0.153 Acres (6,686.32 Square Feet) more or less.

Overall area containing 0.3026 Acres (13,180.73 Square Feet) more or less.

NOT VALID WITHOUT PAGES 1 & 3-6

By: MICHEAL TADROS
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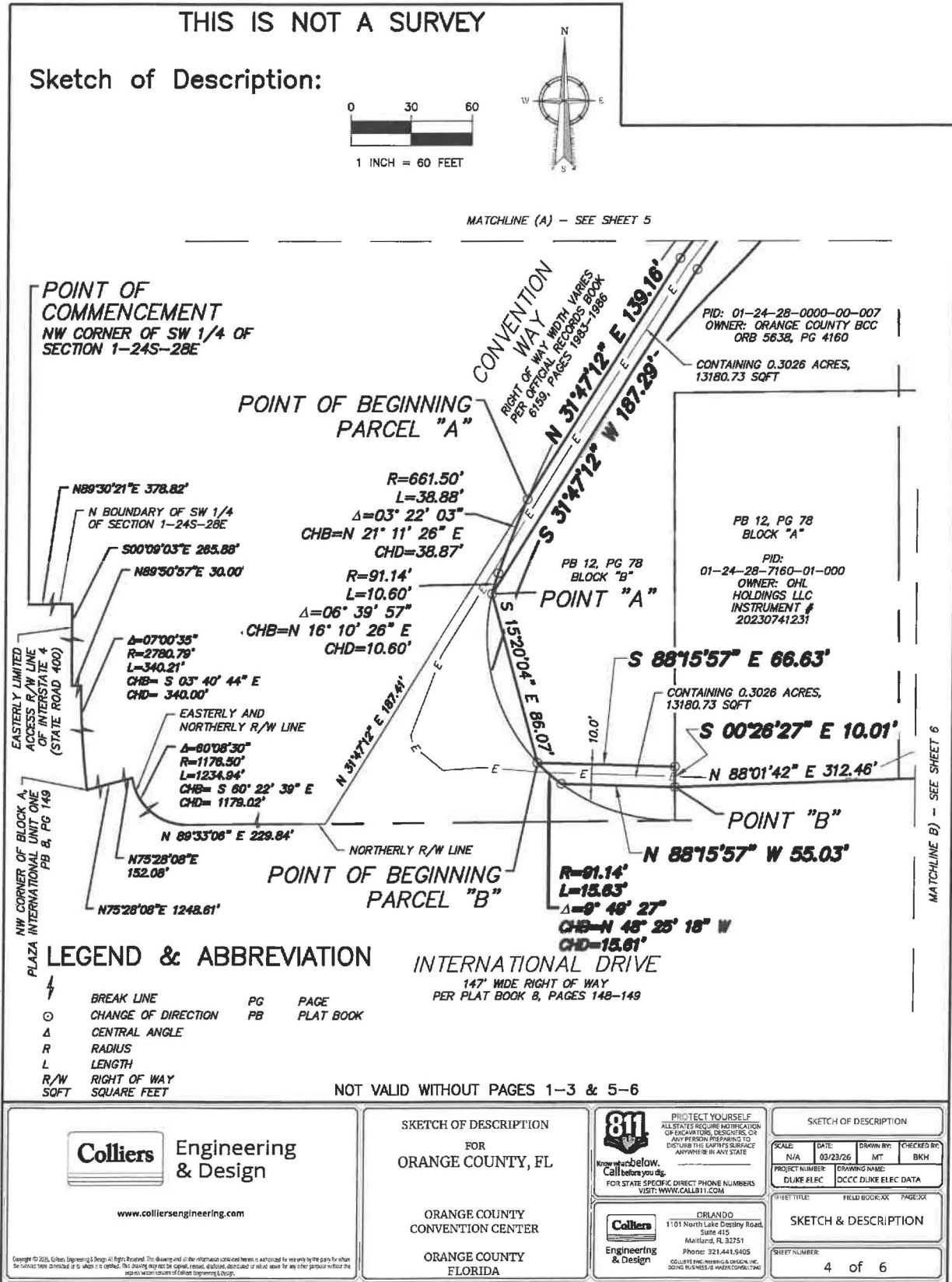
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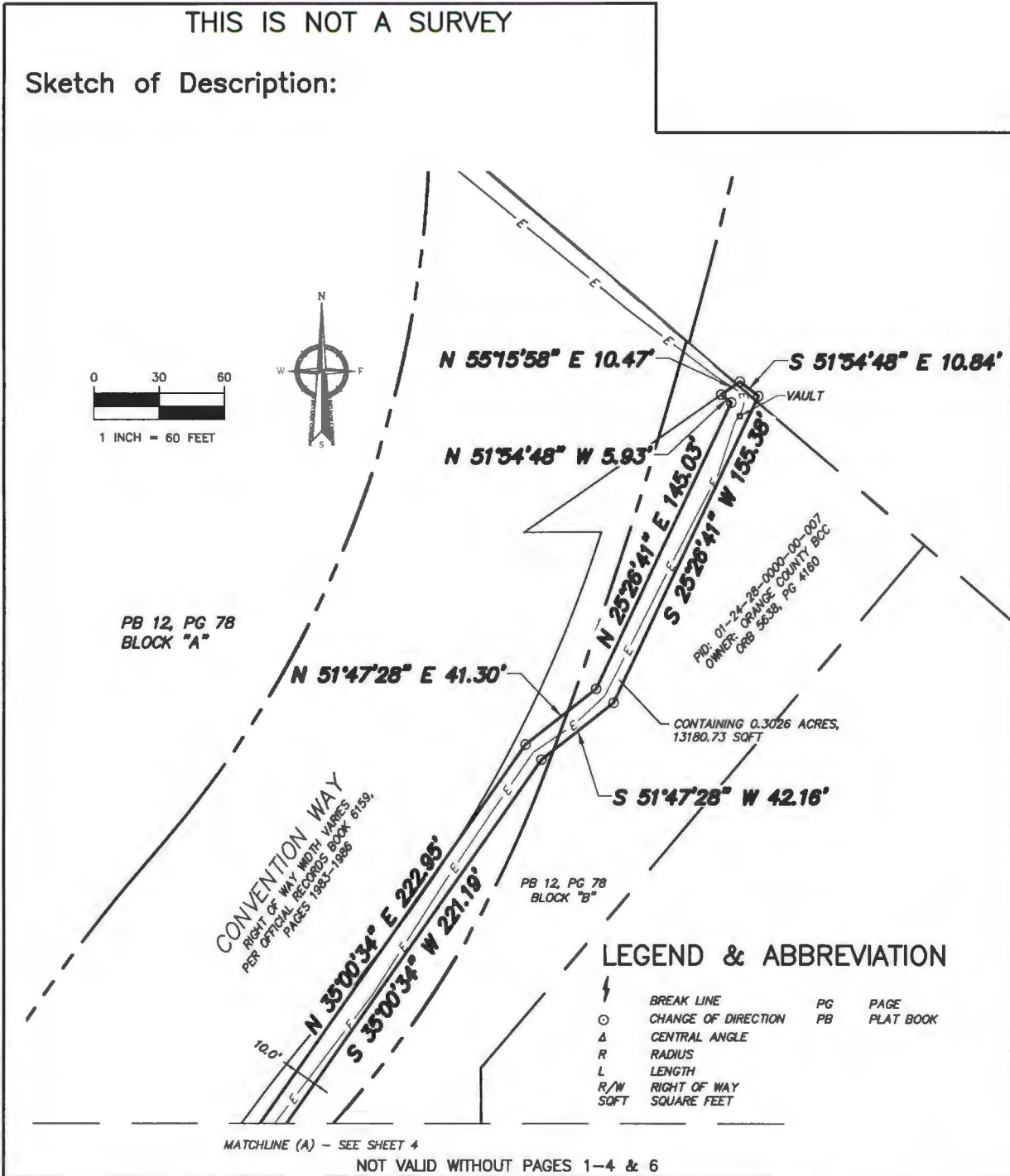


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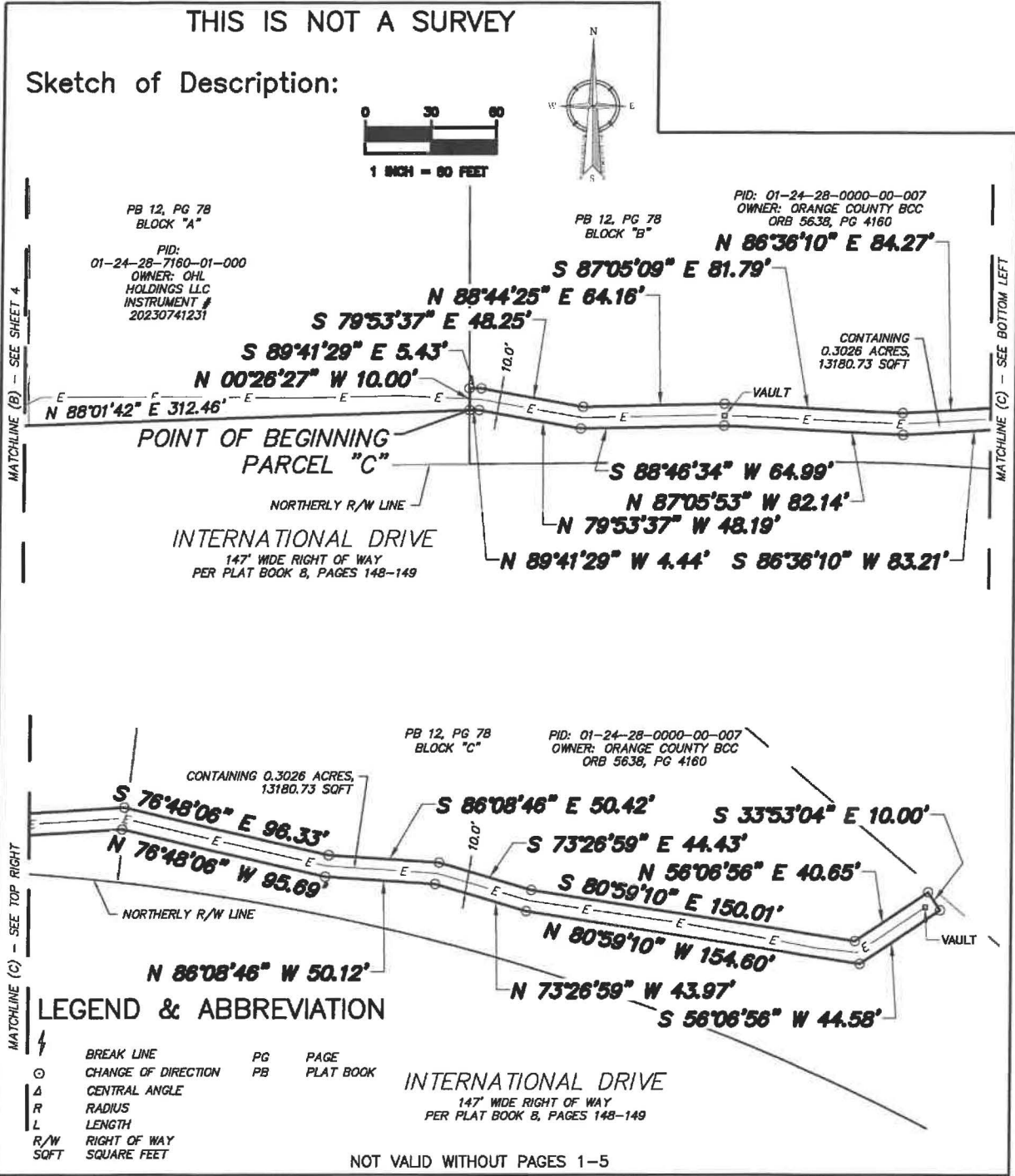
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