



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

**DATE:** October 9, 2018

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Elizabeth Price Jackson, Senior Title Examiner *EPJ*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7090

**ACTION REQUESTED:** APPROVAL AND EXECUTION OF ENCROACHMENT  
AGREEMENT BETWEEN FLORIDA GAS TRANSMISSION  
COMPANY, LLC AND ORANGE COUNTY AND AUTHORIZATION  
TO RECORD INSTRUMENT

**PROJECT:** Lois Mae Court  
  
District 6

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

**ITEM:** Encroachment Agreement  
Cost: None

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division

**REMARKS:**

Orange County Public Works Department ("P/W") is addressing a flooding problem off of Apopka-Vineland Road and needs to install a drainage pipe across an existing Florida Gas Transmission (FGT) easement. Because of this construction, FGT has required that Orange County enter into this Encroachment Agreement (this "Agreement") to set out the conditions, engineering, and construction specifications for the encroachment area. This Agreement will allow P/W to construct, operate, and maintain the drainage infrastructure improvements within the existing FGT easement, subject to its terms and conditions.

Orange County is executing this Agreement to show acceptance of its terms and conditions.

FGT to pay recording fees.

This Instrument Prepared By and Return To:  
Right-of-Way Department/Julie Franklin  
Florida Gas Transmission Company  
Post Office Box 945100  
Maitland, Florida 32794-5100

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
OCT 30 2018

County Project: Lois Mae Court  
Project No.: 17-222  
Tract No.: FLMEA-ORAN-108 & FLMEB-ORAN-130

### **ENCROACHMENT AGREEMENT**

**THIS ENCROACHMENT AGREEMENT** ("Agreement") is made and entered into this 30th day of October, 2018, 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, ("ORANGE COUNTY"), whose address is: P. O. Box 1393, Orlando, Florida 32802.

#### **WITNESSETH THAT:**

**WHEREAS**, FGT is the owner and holder of an easement under the provisions of that certain Easement Grant dated August 23, 1973, and recorded in Book 2457, Page 527, Official Records, Orange County, Florida; and that certain Final Judgment dated July 6, 1959, and recorded in Book 12, Page 500, Official Records, Orange County, Florida, (collectively, "Easement Agreement"), covering lands located in Section 14, Township 22 South, Range 28 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 twenty-four inch (24") natural gas pipeline 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**, ORANGE 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;

**WHEREAS**, ORANGE COUNTY seeks consent for a fifteen-inch (15") HDPE line crossing the fifty-foot (50') wide FGT easement and the twenty-foot (20') wide FGT (collectively, "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**, ORANGE COUNTY has been advised by FGT that FGT is a natural gas transmission company and that FGT operates a high pressure underground natural gas Pipeline Facilities through the Owned Premises; and

**WHEREAS**, ORANGE 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 ORANGE COUNTY agree as follows:

1. To the extent that FGT has the right to do so, FGT hereby grants consent to ORANGE 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:

County Project: Lois Mae Court  
Project No.: 17-222  
Tract No.: FLMEA-ORAN-108 & FLMEB-ORAN-130

A. ORANGE 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. ORANGE COUNTY shall not alter the grade or permit such alteration anywhere on the Easement Area without the prior express written consent of FGT.

C. ORANGE 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, ORANGE 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.

E. ORANGE COUNTY understands and agrees that FGT may not have the authority to grant ORANGE COUNTY permission to construct the Encroachment in the Easement Area. This Agreement merely defines the terms by which FGT will not object, and that ORANGE 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. ORANGE 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 ORANGE COUNTY.

3. ORANGE COUNTY, to the extent permitted by Florida Statutes 768.28, 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, or from the operation, maintenance, use or presence of FGT's Pipeline Facilities upon or in the vicinity of the Easement Area except where such loss, cost, liability, or expense was proximately caused solely by the gross negligence of FGT or its employees. Nothing in this Agreement is to be considered a waiver of immunity of limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes.

In addition, and to the extent permitted by Florida Statutes 768.28, ORANGE 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

County Project: Lois Mae Court  
Project No.: 17-222  
Tract No.: FLMEA-ORAN-108 & FLMEB-ORAN-130

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. ORANGE 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 Pipeline Facilities at all times.

5. Should FGT need to remove any of the Encroachment within the Easement Area in order to construct, maintain, operate, repair, remove, replace or resize the Pipeline Facilities, ORANGE COUNTY shall pay the cost of removing and replacing or reinstalling the Encroachment. In addition, all repair and maintenance work performed by FGT on its existing or additional Pipeline Facilities located on the Easement Area, shall be performed in a reasonable workmanlike manner and FGT shall restore the surface and grade of Owned Premises where the work is performed, but 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, ORANGE 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 ORANGE COUNTY that if ORANGE COUNTY is in violation of any terms or conditions set forth in this Encroachment Agreement, FGT, at its option, may terminate FGT's consent to the Encroachment upon ten (10) days' notice to ORANGE COUNTY; provided however, that any such termination shall not become effective if, within thirty (30) days from the receipt of such notice of termination, ORANGE COUNTY cures such violation. ORANGE COUNTY expressly agrees that if FGT terminates its consent to the Encroachment based upon ORANGE COUNTY's failure to cure a violation of the Easement Agreement, the Encroachment Agreement, or both, ORANGE COUNTY will continue to be bound by the terms of the Easement Agreement and the Encroachment Agreement, and ORANGE COUNTY shall immediately remove any and all of the Encroachment which may be situated on the Easement Area, or if ORANGE COUNTY fails to remove any and all of the Encroachment, FGT may, at its option, remove the Encroachment at the expense of ORANGE COUNTY and without any liability whatsoever. If such violation by ORANGE 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 remove the Encroachment or otherwise cure the violation. The failure of FGT to exercise the option to terminate 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. ORANGE 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. ORANGE 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 Agreement shall not be assigned by ORANGE COUNTY, in whole or in part, without the prior written consent of FGT, which consent shall not be unreasonably withheld, conditioned or delayed. This instrument and the covenants and agreements herein contained shall extend to and be binding upon ORANGE COUNTY and the heirs, executors, personal representatives, successors and permitted assigns of ORANGE 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.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

**WITNESSES:**

JJ Frankl  
Name: JJ Frankl

Jim Johnson  
Name: Jim Johnson

**"FGT"**  
**FLORIDA GAS TRANSMISSION**  
**COMPANY, LLC**


By David Shellhouse  
**DAVID SHELLHOUSE**  
**VICE-PRESIDENT of OPERATIONS,**  
**SOUTHEAST DIVISION**

**ACKNOWLEDGEMENTS**

STATE OF FLORIDA  
COUNTY OF ORANGE

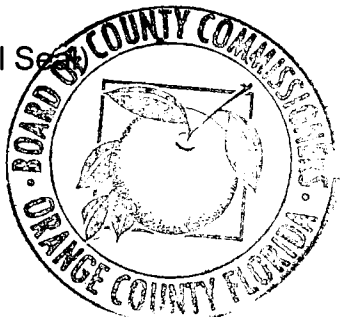
The foregoing instrument was acknowledged before me on this 14th day of November, 2018, by **DAVID SHELLHOUSE, VICE PRESIDENT OF FLORIDA GAS TRANSMISSION COMPANY, LLC**, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced (type of identification) as identification.

My Commission Expires 2-18-19

James W. Johnson  
Notary Public  
 **JAMES W. JOHNSON**  
MY COMMISSION # FF 188034  
EXPIRES: February 18, 2019  
Bonded Thru Budget Notary Services

**"ORANGE COUNTY"**

(Official Seal)



Orange County, Florida  
By: Board of County Commissioners

By: Teresa Jacobs  
Teresa Jacobs,  
Orange County Mayor

Attest: Phil Diamond, CPA  
Orange County Comptroller  
as Clerk of the Board of County Commissioners

By: Katie Smith  
Deputy Clerk  
Katie Smith

Printed Name

County Project: Lois Mae Court  
Project No.: 17-222  
Tract No.: FLMEA-ORAN-108 & FLMEB-ORAN-130

**EXHIBIT "A"**  
**Attached to and made a part of that certain**  
**ENCROACHMENT AGREEMENT**  
**Dated October 30, 2018**  
**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 ORANGE 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; pipeline patrol, pipeline marking and similar activities.
2. ORANGE 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, ORANGE 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 ORANGE COUNTY if ORANGE COUNTY's activities are judged to be unsafe by the FGT representative. The FGT representative will be invited to participate in ORANGE 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 paragraph 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) ORANGE 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.

County Project: Lois Mae Court

Project No.: 17-222

Tract No.: FLMEA-ORAN-108 & FLMEB-ORAN-130

11. Where consent for fencing has been granted, ORANGE 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 ORANGE 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 ORANGE COUNTY. If the gate is locked with ORANGE COUNTY's lock, ORANGE 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, ORANGE 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 (SOP) 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 (3) feet 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 (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. ORANGE COUNTY shall provide and install temporary construction fence 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.
24. Where consent for landscaping has been granted, ORANGE 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 (4) feet. 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 ORANGE 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.



County Project: Lois Mae Court  
Project No.: 17-222  
Tract No.: FLMEA-ORAN-108 & FLMEB-ORAN-130

**EXHIBIT "B"**

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

**Dated October 30, 2018**

**By and between**

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

**DESCRIPTION OF THE OWNED PREMISES**

Orange County's interest in Lois Mae Court is by the plats and instruments as follows:

Lois Mae Court is dedicated to the perpetual use of the public by the plat of Oak Pasture Subdivision, recorded in Plat Book 30, Page 13, of the Public Records of Orange County, Florida.

Additional interests in Lois Mae Court are by:

The Replat of Red Gate Road, maintenance plat by Orange County, filed in Plat Book 9, Page 108, of the Public Records of Orange County, Florida; and

An Order of Taking in Official Records Book 3982, Page 572 and a Stipulated Final Judgment in Official Records Book 4330, Page 4121, both of the Public Records of Orange County, Florida, as to fee simple interest for road right-of-way; and

A Quit Claim Deed recorded in Official Records Book 3571, Page 1505, of the Public Records of Orange County, Florida, as to a fee simple interest for road right-of-way.

County Project: Lois Mae Court  
Project No.: 17-222  
Tract.No.: FLMEA-ORAN-108 & FLMEB-ORAN-130

**EXHIBIT "C"**

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

Dated October 30, 2018

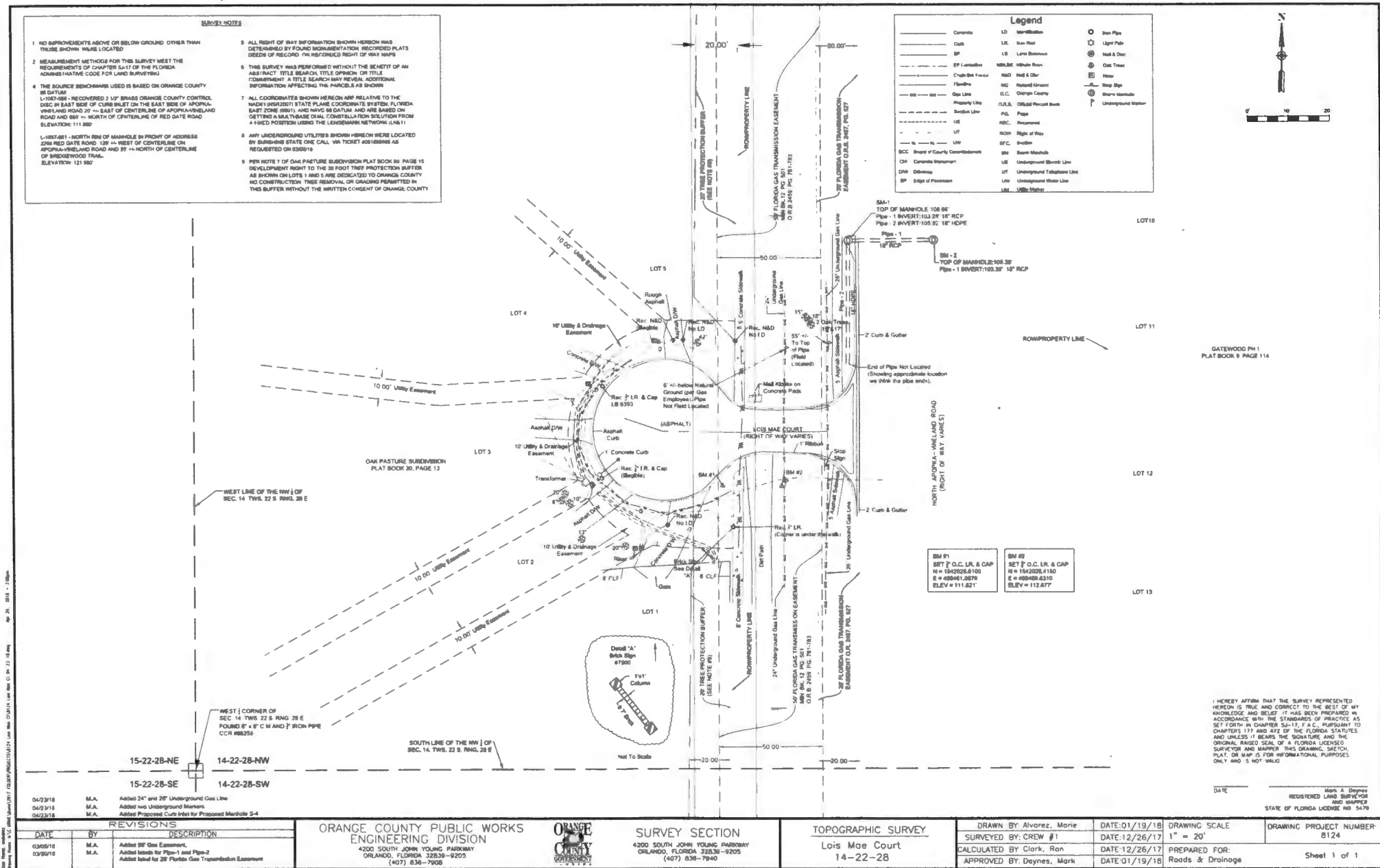
By and between

FLORIDA GAS TRANSMISSION COMPANY, LLC  
And ORANGE COUNTY, FLORIDA

**DESCRIPTION AND DRAWINGS OF THE ENCROACHMENT**

(See following 2 pages)

FLMEA-ORAN-108 &amp; FLMEB-ORAN-130



County Project: Lois Mae Court  
Project No.: 17-222  
Tract No.: FLMEA-ORAN-108 & FLMEB-ORAN-130

