

This Instrument Prepared By/Return to:

Jared R. Gainey, Assistant City Attorney
City Attorney’s Office
City of Ocala
110 SE Watula Avenue
Ocala, Florida 34470

Project: FDOT Subordination Agreement
Property Appraiser’s Parcel ID No.: Civil Action NO: 2025-CA 002262

Rec.

FDOT PARCEL NO. 111.04
SECTION 36210
F.P. NO. 435209-1
STATE ROAD 93 (I-75)
COUNTY MARION

AGREEMENT FOR SUBORDINATION OF UTILITY INTERESTS

THIS AGREEMENT, made and entered into this _____ day of _____, _____, by and between the CITY OF OCALA, a Florida municipal corporation (“City”), and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (“FDOT”).

WHEREAS:

- A. The City presently has interests in certain lands that have been determined necessary for a transportation facility; and
- B. The proposed use of the subject real property for a transportation facility requires subordination of the City's interest to the FDOT; and
- C. The FDOT is willing to pay to have the City's facilities located, protected, adjusted, relocated, or removed if necessary, to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the public welfare, mutual covenants contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

- 1. Subordination of Utility / Easement Interests. City hereby subordinates to the interest of FDOT, its successors, or assigns, any and all interest the City has in the real property (“Property”) described in the attached **Exhibit A.**

1.1 The interests of the City being subordinated hereby includes the interests created by the following instruments:

INSTRUMENT	DATE	FROM	TO	O.R. BOOK/PAGE
Easement	8/19/1998	Donald N. Denson, Carla J. Denson and Paul E. Fornof, Joan R. Fornof	City of Ocala	2584/1297
Easement	1/28/2020	J.R.A. High Performance, Inc.	City of Ocala	7137/823
Easement	11/20/1997	Donald N. Denson and Paul E. Fornof	City of Ocala	2432/1141

2. The City shall retain all rights under the instruments identified above, provided, however, that the City's exercise of those rights shall be in accordance with the FDOT's standards as set forth in the FDOT's then-current Utility Accommodation Manual, and subject to the following provisions:
 - 2.1 The FDOT may require, for any present or future transportation facility project, that any City facilities be located, protected, adjusted, relocated, or removed as the FDOT determines is necessary (including the timing of any of such activities) to accommodate the transportation facility project. In the event that any such work is required by the FDOT, the FDOT hereby agrees to pay the all costs of such work, including, but not limited to, all costs, including any landowner condemnation attorney fees and other condemnation costs, if necessary, of acquiring easements comparable to the easements being subordinated herein, which may require additional easement area necessary to provide for sufficient clearance for aerial facilities and vegetation management zones. The work performed pursuant to this section 2.1 shall comply with the City's Design and Construction Standards for Electric Utility Facilities and the National Electrical Safety Code (ANSI Standard C2). Payment of the above shall not include any betterment¹ to the City. In the event that a condemnation action is necessary to acquire a substitute easement, the FDOT will file such action for the use and benefit of the City. And the FDOT shall have full authority over the proceedings.
 - 2.2 Any new construction or relocation of City facilities within the lands will be subject to prior approval by the FDOT, which shall not be unreasonably withheld. Should the FDOT fail to approve any new construction or relocation of facilities by the City or require the City to locate, protect, adjust, relocate or remove its facilities located within said lands, the FDOT hereby agrees to pay the all costs of such work, including, but not limited to, all costs, including any landowner condemnation attorney fees and other condemnation costs, if necessary, of acquiring easements comparable to the easements being subordinated herein. Payment of said costs shall not include any betterment to the City. In the event that a condemnation action is necessary to acquire a substitute easement, the FDOT will file such action for the use and benefit of the City and the FDOT shall have full authority over the proceedings.
 - 2.3 The FDOT acknowledges that the City is entitled to advanced review of the proposed construction of any other utilities within the lands described herein and that such utilities are required to obtain an FDOT permit which states that the new utility may not interfere with any existing utilities or with the City's rights set forth in the above referenced easements.
3. The terms of this Subordination Agreement shall supersede any contrary provisions within any utility permit issued to the City within the area of the lands described.
4. The City shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 2 above, including the right to trim such trees, brush, and growth which might endanger or interfere with the City's facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.

¹ "Betterment" is defined as any upgrading of facilities being relocated that is not attributable to the highway construction and is made solely for the benefit of and at the election of the City.

IN WITNESS WHEREOF, the FDOT has caused these presents to be executed by its duly authorized officer this ____ day of _____, _____.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By: _____

Print Name: _____

Its: District Director of Transportation
Development for District Five

Address: 719 S. Woodland Blvd.
DeLand, FL 32720

Witness Signature

Witness Printed Name
Address:

Witness Signature

Witness Printed Name
Address:

Legal Review

By: _____
Office of the General Counsel

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this ____ day of _____, _____, by _____, District Director of Transportation Development for District Five of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, on behalf of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.

Notary Public, State of _____

Name: _____

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

____ Personally known OR

____ Produced Identification (if this box is checked, fill in blank below).

____ Type of Identification Produced: _____

IN WITNESS WHEREOF, the City of Ocala, Florida has caused these presents to be executed by its duly authorized officer this ____ day of _____, _____.

CITY OF OCALA, FLORIDA,
A Florida municipal corporation

By: Ire J. Bethea, Sr., as
President, Ocala City Council

WITNESS 1 (signature)

Angel B. Jacobs
WITNESS 1 (printed name)

110 S.E. Watula Avenue,
Ocala, Florida 34471
WITNESS 1 (address)

WITNESS 2 (signature)

William E. Sexton
WITNESS 2 (printed name)

110 S.E. Watula Avenue
Ocala, Florida 34471
WITNESS 2 (address)

ATTEST:

APPROVED AS TO
FORM/LEGALITY:

ANGEL B. JACOBS, City Clerk

WILLIAM E. SEXTON, City Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization this ___ day of _____ 20 ____, by Ire J. Bethea, Sr., as President of the City Council of the City of Ocala, Florida, a Florida municipal corporation, who is personally known to me, for and on behalf of the City of Ocala, Florida.

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EXHIBIT A
LEGAL DESCRIPTION - PROPERTY

Parcel No. 111
FEE SIMPLE
Limited Access Right of Way

SECTION 36210
FP 435209-1/452074-1

That portion of:

A PARCEL OF LAND LYING IN SECTIONS 34 & 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(Being a portion of the lands described in Official Records Book 7919, Page 1449 of the Public Records of Marion County, Florida)

Described as follows:

Commence at the Southeast corner of Section 34, Township 14 South, Range 21 East, said point being a found 8" octagonal concrete monument with brass disk stamped "MARION COUNTY SECTION SURVEY 34+35 1942" as shown on Florida Department of Transportation Right of Way Map, Section 36210, Financial Project number 435209-1; thence South 89°31'05" East along the South line of the Southwest 1/4 of Section 35, Township 14 South, Range 21 East, a distance of 342.65 feet to a point on the Baseline of Survey of State Road 93 (I-75) as shown on said Right of Way Map, said point being at Station 2424+84.55, said point also being a point on a curve, concave to the Southwest, having a Radius of 3274.17 feet and a Central Angle of 18°26'54"; thence from a tangent bearing of North 00°16'14" East, run Northwesterly along the Arc of said curve and along said Baseline of Survey, a distance of 1054.23 feet (Chord Bearing = North 08°57'13" West, Chord Distance = 1049.68 feet) to Station 2435+38.78; thence departing said Baseline of Survey, North 89°38'56" West, a distance of 158.63 feet to a point on the Westerly limited access right of way line of State Road 93 per said Right of Way Map and the POINT OF BEGINNING; thence continue North 89°38'56" West along the South line of lands described in Official Records Book 7919, Page 1449 of the Public Records of Marion County, Florida, a distance of 1338.02 feet; thence North 89°28'31" West along said South line, a distance of 40.00 feet to the Southwest corner of said lands; thence the following three (3) along the West line of said lands; 1) thence North 00°31'05" East, a distance of 439.64 feet; 2) thence South 89°46'58" East, a distance of 45.21 feet; 3) thence North 00°27'33" East, a distance of 316.26 feet; thence departing said West line, North 89°33'38" East, a distance of 787.05 feet; thence South 54°17'44" East, a distance of 137.16 feet; thence South 30°28'58" East along a line 80 feet West of and parallel to aforesaid Westerly limited access right of way line, a distance of 187.07 feet, the Southerly 40.00 feet of said line also being the Westerly line of an easement reservation for billboard & access per Official Records Book 6159, Page 925 of the Public Records of Marion County, Florida; thence North 59°31'02" East along the Southerly line of said easement, a distance of 80.00 feet to a point on said Westerly limited access right of way line; thence South 30°28'58" East along said Westerly limited access right of way line, a distance of 8.35 feet to the point of curvature of a curve, concave Southwesterly and having a Radius of 3124.17 feet and a Central Angle of 11°22'50"; thence Southeasterly along the Arc of said curve and along said Westerly limited access right of way line, a distance of 620.55 feet (Chord Bearing = South 24°47'33" East, Chord Distance = 619.53 feet) to the POINT OF BEGINNING.

Containing 20.194 acres, more or less.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above-described property.