

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.: ROW Taking 2025-1670 (State of Florida)
Rec.

FDOT PARCEL NO. 110.03
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	7/24/1987	E.R. Flowers	City of Ocala	1494/939
Easement	3/21/1989	Thad Boyd III & E.R. Flowers	City of Ocala	1581/574
Easement	7/24/1996	Mark III Industries	City of Ocala	2312/780

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.

(THE REST OF THIS PAGE LEFT INTENTIONALLY BLANK

EXHIBIT A
LEGAL DESCRIPTION - PROPERTY

PARCEL NO. 110
FEE SIMPLE

SECTION 36210
FP 435209-1

THAT PORTION OF:

The West 440.21 feet of the North 600 feet of the West 1/2 of the NE 1/4 of Section 34, Township 14 South, Range 21 East, EXCEPT road right-of-way, Marion County, Florida, AND LESS that property as set forth in the Stipulated Final Judgement recorded in Book 5115, Page 1529 and Order of Taking recorded in Book 5078, Page 1601, in that certain Case No. 08-3016-CA-G and shown as Parcel 53.

(Being the lands described in official records book 7442, Page 1518 of the Public Records of Marion County, Florida)

DESCRIBED AS FOLLOWS:

PARCEL 110A
Limited Access Right of Way

Commence at the Northwest corner of Section 34, Township 14 South, Range 21 East, said point being a found 8" octagonal concrete monument with 3.5" brass disk stamped "MARION COUNTY SECTION SURVEY 1942 27 28 33 34" as shown on Florida Department of Transportation Right of Way Map, Section 36210, Financial Project number 435209-1; thence South 89°01'39" East along the North line of the Northwest 1/4 of said Section 34, a distance of 2650.15 feet to the North 1/4 corner of said Section 34; thence South 89°42'23" East along the North line of the Northeast 1/4 of said Section 34, a distance of 67.03 feet to a point on the East right of way line of Northwest 44th Avenue per official records book 5115, page 1529, of the Public Records of Marion County, Florida; thence departing said East right of way line, continue South 89°42'23" East along said North line, a distance of 47.36 feet to the POINT OF BEGINNING; thence continue South 89°42'23" East along said North line, a distance of 325.83 feet to a point on the East line of the West 440.21 feet of the West 1/2 of the Northeast 1/4 of said Section 34; thence departing said North line, South 00°34'27" West along said East line, a distance of 107.62 feet to a point on a curve, concave to the South, having a Radius of 1185.00 feet and a Central Angle of 07°20'45"; thence departing said East line, from a tangent bearing of North 83°39'15" West, run Westerly along the Arc of said curve, a distance of 151.93 feet (Chord Bearing = North 87°19'37" West, Chord Distance = 151.82 feet) to the point of tangency of said curve; thence South 89°00'00" West, a distance of 75.25 feet; thence North 81°54'35" West, a distance of 50.64 feet; thence South 89°00'00" West, a distance of 48.70 feet; thence North 00°34'40" East, a distance of 97.24 feet to the POINT OF BEGINNING.

Contains 0.757 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.

AND

PARCEL 110B
Right of Way

Commence at the Northwest corner of Section 34, Township 14 South, Range 21 East, said point being a found 8" octagonal concrete monument with 3.5" brass disk stamped "MARION COUNTY SECTION SURVEY 1942 27 28 33 34" as shown on Florida Department of Transportation Right of Way Map, Section 36210, Financial Project number 435209-1; thence South 89°01'39" East along the North line of the Northwest 1/4 of said Section 34, a distance of 2650.15 feet to the North 1/4 corner of said Section 34; thence South 89°42'23" East along the North line of the Northeast 1/4 of said Section 34, a distance of 67.03 feet to a point on the East right of way line of Northwest 44th Avenue per official records book 5115, page 1529, of the Public Records of Marion County, Florida and the POINT OF BEGINNING; thence departing said East right of way line, continue South 89°42'23" East along said North line, a distance of 47.36 feet; thence departing said North line, South 00°34'40" West, a distance of 322.66 feet; thence North 89°25'20" West, a distance of 47.36 feet to a point on said East right of way line; thence along said East right of way line the following two (2) calls: North 00°34'40" East, a distance of 322.20 feet to the point of tangency of a curve, concave to the West, having a Radius of 2129.48 feet and a Central Angle of 00°00'22"; thence run Northerly along the Arc of said curve, a distance of 0.23 feet (Chord Bearing = North 00°34'29" East, Chord Distance = 0.23 feet) to the POINT OF BEGINNING.

Containing 15,275 square feet, more or less.

Containing in the aggregate 1.108 Acres, more or less.