

Executive Summary

Recommendation to grant an easement to Florida Power & Light Company, for the construction, installation and maintenance of underground electrical lines and related infrastructure at the site of "The Gate" maintenance facility located at 4150 Golden Gate Parkway, Naples, FL; and authorize the Chair to execute any additional utility easements for water, sewer, gas, power, or communications, necessary to serve "The Gate" project.

OBJECTIVE: To obtain approval to grant an easement to Florida Power & Light Company ("FPL") for the construction, installation, and maintenance of underground electrical lines, service, and related infrastructure serving the maintenance facility for "The Gate" project.

CONSIDERATIONS: To enable FPL to provide electrical service to "The Gate" maintenance facility, currently under construction, it will be necessary to grant and record the attached Underground Easement ("Easement") in favor of FPL.

The Easement comprises a total of approximately 0.063 acres, as shown and described on Exhibit "A" of the Easement.

As the project progresses, additional easements may be necessary to provide essential services and utilities to The Gate Project. Accordingly, this item also requests authority for the Chair to execute future utility easements in lieu of bringing each before the Board.

This item is consistent with the Collier County strategies plan objective to plan and build public infrastructure and facilities to effectively, efficiently, and sustainably meet the needs of our community.

FISCAL IMPACT: Recording costs shall not exceed Eighteen and 50/100 (\$18.50) Dollars and will be paid by DeAngelis Diamond Construction, Inc.

GROWTH MANAGEMENT IMPACT: There is no impact to the Collier County Growth Management Plan.

LEGAL CONSIDERATIONS: This item is approved as to form and legality and requires majority vote for approval. - SAA

RECOMMENDATION(S): To approve the Underground Easement and authorize the Chair to execute it; further authorize the Chair to execute any additional utility easements for water, sewer, gas, power, or communications, necessary to serve "The Gate" project; and direct the County Manager or designee to take all necessary steps to record the executed easements in the Public Records of Collier County, Florida.

PREPARED BY: Deborah Goodaker, Property Acquisition Specialist II, Operations & Performance Management Division

ATTACHMENTS:

1. Easement and Exhibit A

<p>Work Request No. 14538158</p> <p>Legal: Sec. 27, Twp 49 S, Rge 26 E Parcel I.D.: 36560040008 (Maintained by County Appraiser)</p> <p>When Recorded Return to: Collier County Real Property Management Section 2685 Horseshoe Drive S Naples, FL 34104</p>	<p style="text-align: center;">UNDERGROUND EASEMENT (BUSINESS)</p> <p style="text-align: center;">This Instrument Prepared By</p> <p>Name: Bertholt Flock Co. Name: Florida Power & Light Address: 4105 15th Ave SW Naples, FL 34116</p>	
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The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a perpetual, non-exclusive easement for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of, and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm or corporation to attach wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2026.

Attest:
Crystal K. Kinzel, Clerk

Board of County Commissioners Collier County, Florida

By: _____

By: _____

DAN KOWAL, Chairman
3301 Tamiami Trail E
Naples, Florida 34112-5746

Print Name: _____
Deputy Clerk

Approved as to form and legality:

_____, Assistant County Attorney 



DESCRIPTION

A PARCEL OF LAND IN COLLIER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS AND BEING A PART OF THE PLAT OF TRACT "A" OF GOLDEN GATE UNIT 8, PART 2, AS RECORDED IN PLAT BOOK 9, PAGE 107A, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT "A"; THENCE RUNNING SOUTH A DISTANCE 649.27 FEET ALONG THE WEST BOUNDARY OF SAID TRACT "A"; THENCE RUNNING EAST 336.31 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORDS BOOK 1131, PAGE 1230 COLLIER COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK NORTH 89°54'21" EAST, A DISTANCE OF 254.49 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 89°54'21" EAST, A DISTANCE OF 12.15 FEET; THENCE S 33°59'23" W A DISTANCE OF 271.91 FEET; THENCE N 56°00'37" W A DISTANCE OF 15.00 FEET; THENCE N 33°59'23" E A DISTANCE OF 10.00 FEET; THENCE S 56°00'37" E A DISTANCE OF 5.00 FEET; THENCE N 33°59'23" E A DISTANCE OF 255.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.063 ACRES MORE OR LESS

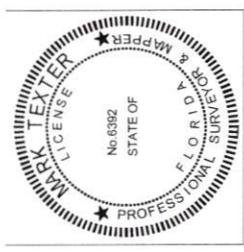
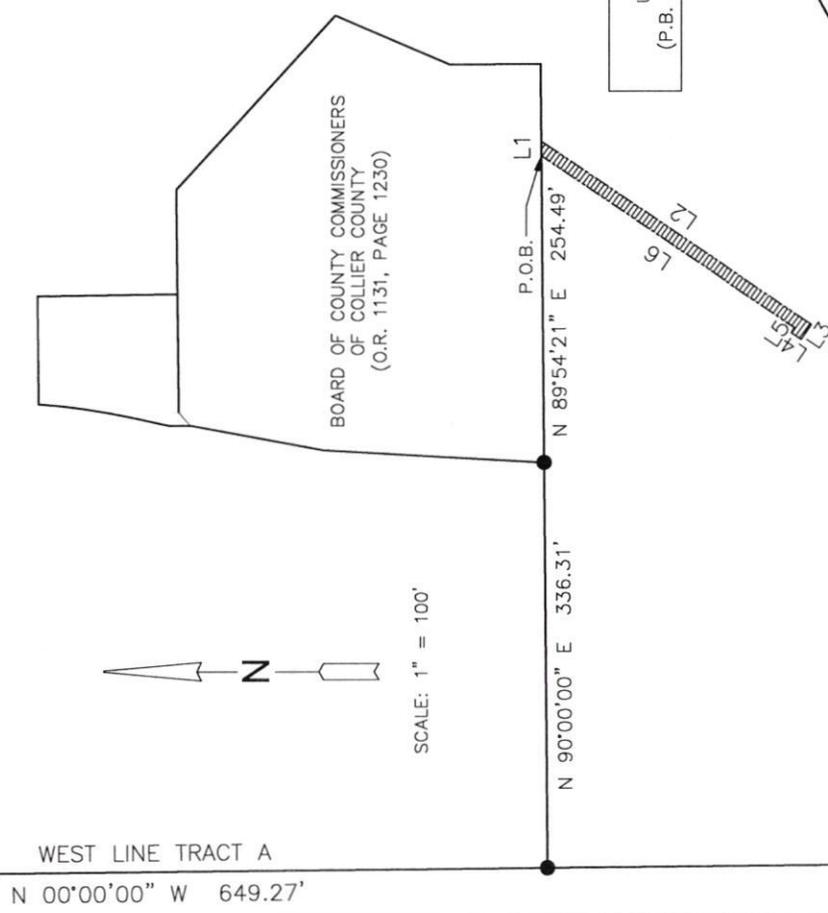
GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE GRID, EAST ZONE, 85/90 ADJUSTMENT.
3. THE DESCRIPTION FOR THE PARCEL IN THIS SKETCH AND DESCRIPTION IS WRITTEN IN A CLOCKWISE DIRECTION.
4. P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.O.W. = POINT OF WESTING.
O.R. = OFFICIAL RECORDS.
PG. = PAGE

LINE	BEARING	DISTANCE
L1	N 89°54'21" E	12.15'
L2	S 33°59'23" W	271.91'
L3	N 56°00'37" W	15.00'
L4	N 33°59'23" E	10.00'
L5	S 56°00'37" E	5.00'
L6	N 33°59'23" E	255.01'

P.O.C.
NORTHWEST CORNER
TRACT "A"

TRACT "A"
UNIT 8 PART 2
(P.B. 9, PG 107A - 112)



Prepared For:
ARTHREX

LJA ENGINEERING, INC.
Mark Texter
No. 6392
Date: 02/26/01 08:54:03.24 -0500

design:	XXX
drawn:	XXX
checked:	XXX
read by:	XXX:XX
view:	XXX:XX
limits:	01/06/26
project #:	1"=100'
sheet #:	250029
file #:	1 of 1
XXXX	XXXX

for: ARTHREX

title: SKETCH AND DESCRIPTION
THE GATE
SECTION 21, TOWNSHIP 49S & RANGE 26E
(PLAT BOOK 9 & PAGE 107A)
COLLIER COUNTY, FLORIDA

Engineering Firm Number: 31300
Surveying Firm License: LB8559

EXHIBIT A
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