



For Internal Use Only	
Tracking #:	_____
Date Received:	_____

**Consent Agreement Application Information:** \_\_\_\_\_  
Date of Application: \_\_\_\_\_

Project Name	
Individual Name	Company Name
Full Address	
Phone Number	Email

**THE FOLLOWING INFORMATION MUST BE SUBMITTED WITH THIS COMPLETED APPLICATION BY EMAIL WITH HARD COPIES AND CHECK TO BE MAILED TO THE APPROPRIATE FPL REPRESENTATIVE.**  
*( See Page 3 for Contact Information, call appropriate person before mailing and sending email).*

- 1. ☐ A letter requesting and describing the proposed use and impacts to FPL easements along with the estimated start and end date of construction. Each and all encroachments need to be described in detail.
- 2. ☐ The application fee made in the form of a check made payable to Florida Power & Light Company. **The application fee is non-refundable.** The amount of the check is determined by the complexity of consent request. Consult with the designated FPL real estate office to determine the appropriate application fee.
- 3. ☐ Copies of all drawings associated with the proposed project. Drawings shall be provided hard copy and electronic format 11x17 PDF of a detailed and scalable site plan. Additionally, once your request has been assigned an FPL Consent Agreement number is created, you will receive a link to update native format electronic files. These electronic files shall be provided in AutoCAD .dwg or MicroStation .dgn. Do not submit native files with your original submittal. Drawings are to include the following:
  - a. ☐ Accurate depiction of the proposed use for the site and distances from the FPL easement boundaries.
  - b. ☐ Accurate depiction of all transmission and distribution facilities (i.e. poles, guy wires and anchors, patrol road area) adjacent to or in the proposed use area including the limits of the FPL easement. **The FPL easement boundaries and all FPL facilities shall be clearly shown and highlighted in yellow, with the OR Book and Page number.**
  - c. ☐ Transmission pole/structure numbers of all poles/structures within 600ft of the proposed use. **NOTE** - Pole/Structure #'s are typically in a number-letter-number sequence (**Example: 243M4**) located at eye level.
  - d. ☐ Locations of existing swales, ditches, ponds, rivers and/or canals located within the easement.
  - e. ☐ LAT and LONG and Section/Township/Range of the project, as well as County tax identification numbers for the affected tract(s) of land.
- 4. ☐ One (1) copy in a 11x17 format of a grading plan including profiles, showing existing and proposed elevation changes within easement, and height of the conductor at the insulator attachment point above existing grade and PDF. Clearly show the elevation changes proposed in the easement and PDF.
- 5. ☐ One (1) copy in a 11x17 format of drainage plan clearly showing the drainage intent, proposed improvements, and any modifications or changes to historical flows and the existing surface water management system.
- 6. ☐ One (1) copy in a 11x17 format of landscaping plan with planting list, depicting maximum maturity height of all proposed vegetation (vegetation capable of growing above 14' at maturity is not allowed) and PDF.
- 7. ☐ One (1) copy in a 11x17 format lighting plan with material list, depicting fixture/pole heights from original grade (lighting structures, including the can fixture, that exceed 14' above grade are not allowed) and grounding specification and PDF.
- 8. ☐ One (1) copy in a 11x17 of the utility plan with material list and method of installation (directional bore or trench) and PDF.
- 9. ☐ Copy of a legal sketch and legal description in PDF of just the area within the transmission easement that will be encroached into by the project once it has been approved. This is an exhibit to the Consent Agreement.
- 10. ☐ The type of equipment that will be used during construction and/or stored after construction on the FPL Right-Of-Way (bulldozer, cranes, front-end loaders, etc.). Refueling or maintenance of vehicles is not permitted within the Right-Of-Way.
- 11. ☐ Include the correct name and address of the entity to which the Right-Of-Way Consent Agreement is to be issued when approved, along with the correct name and title of the person or persons that will be signing the Consent Agreement.

Simple right-of-way uses might not require all the documentation listed above. For simple uses, please contact the designated FPL real estate office.  
**(See Page 3 for Contact Information)**

After receipt of all needed information, FPL will review in a timely manner on a case by case basis. **(See Page 2 for Process Map)**

All plans submitted must show the FPL easement area with the OR Book and Page, the structures, with the structure numbers, and distance from the FPL structures to the proposed work is to be performed.

Based on the FPL Right-Of-Way Guidelines, Section IV Prohibited Uses, please identify specific area for special considerations.

Customer Drawing Reference	Customer Requested Utilization

By my signature below, I agree that I received the latest version of Florida Power & Light Company's Transmission Right-of-Way Use Guidelines and have read, understand and agree that my proposed use for the site will comply with same. Upon completion of the application process, the applicant or any representative thereof will have the sole responsibility for scheduling a safety meeting with an authorized FPL representative. I agree that the information provided in this application and the attachments submitted therewith are accurate and complete. I understand that any incomplete application may delay commencement of, processing of, or invalidate the application. I understand and agree that the application fee is non-refundable.

# CONSENT AGREEMENT

## APPLICATION FEE SCHEDULE

The application fee will be determined in accordance with the complexity of consent request:

- Category 1 Fee is \$250
- Category 2 Fee is \$1,000
- Category 3 Fee is \$2,500

<b>CATEGORY 1</b> <i>(Residential Uses)</i>	<b>CATEGORY 2</b>	<b>CATEGORY 3</b>
Fencing & Gates	Temporary overflow parking	Road crossings of the FPL right-of-way
Any residential use not requiring a change in ground elevation	Temporary storage areas	Permanent overflow parking areas or storage yards
Signage		Any use requiring a change in ground elevation
		Dry detention systems
		Pipeline crossings of the FPL right-of-way
		Landscaping within the FPL right-of-way
		Any other permanent governmental/commercial /developmental type of use

In the event a consent request includes multiple categories or multiple items within a category, the application fee will be no more than the highest applicable category fee. For example:

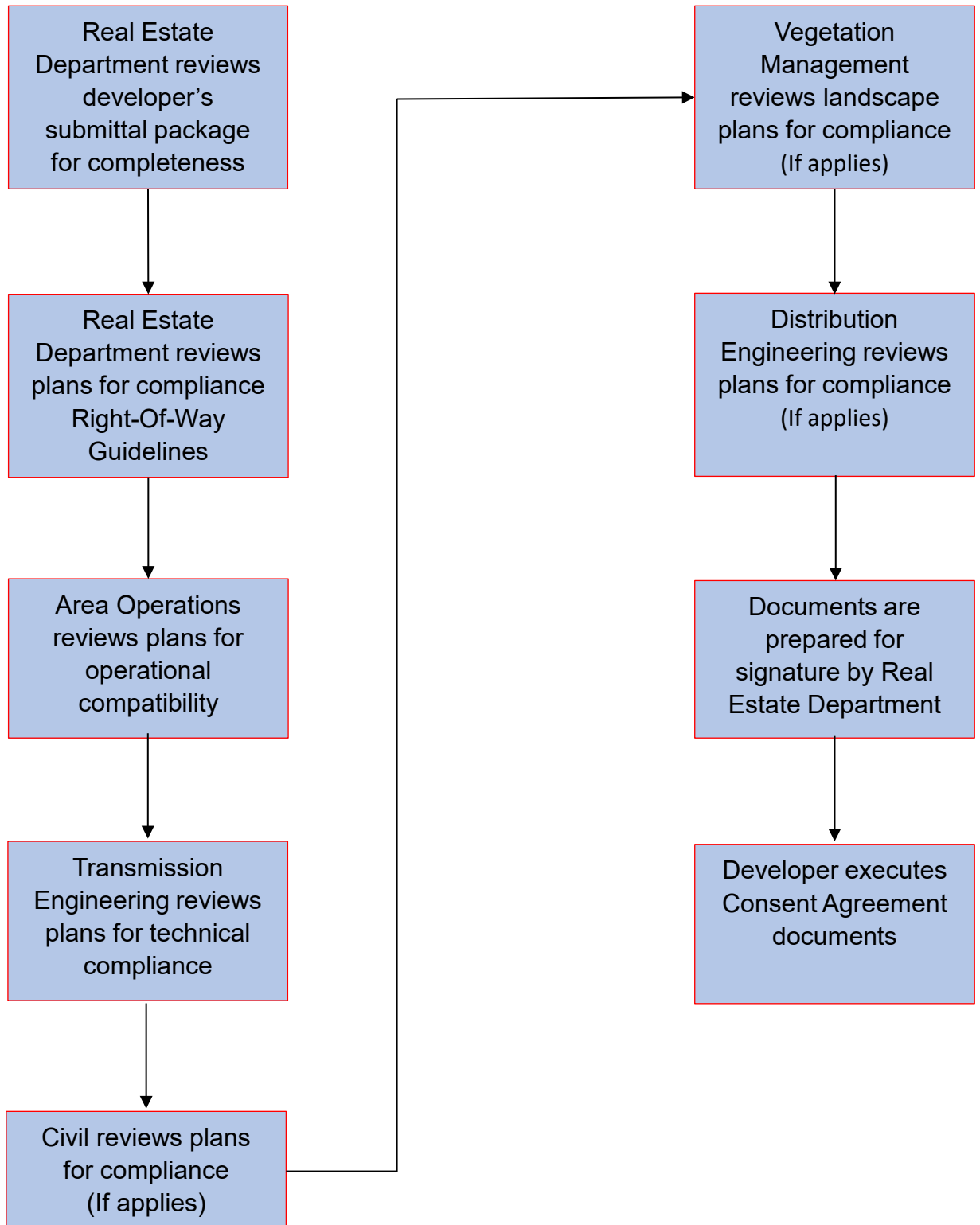
- A consent request for a Temporary overflow parking (Category 2) and permanent storage yard (Category 3) will result in an application fee of \$2,500
- A consent request for temporary overflow parking (Category 2) and temporary storage area (Category 2) will result in an application fee of \$1,000

Based on the FPL Right-Of-Way Guidelines, Section IV Prohibited Uses, please identify specific area for special considerations.

Customer Drawing Reference	Customer Requested Utilization

**Application fees effective July 1, 2025**

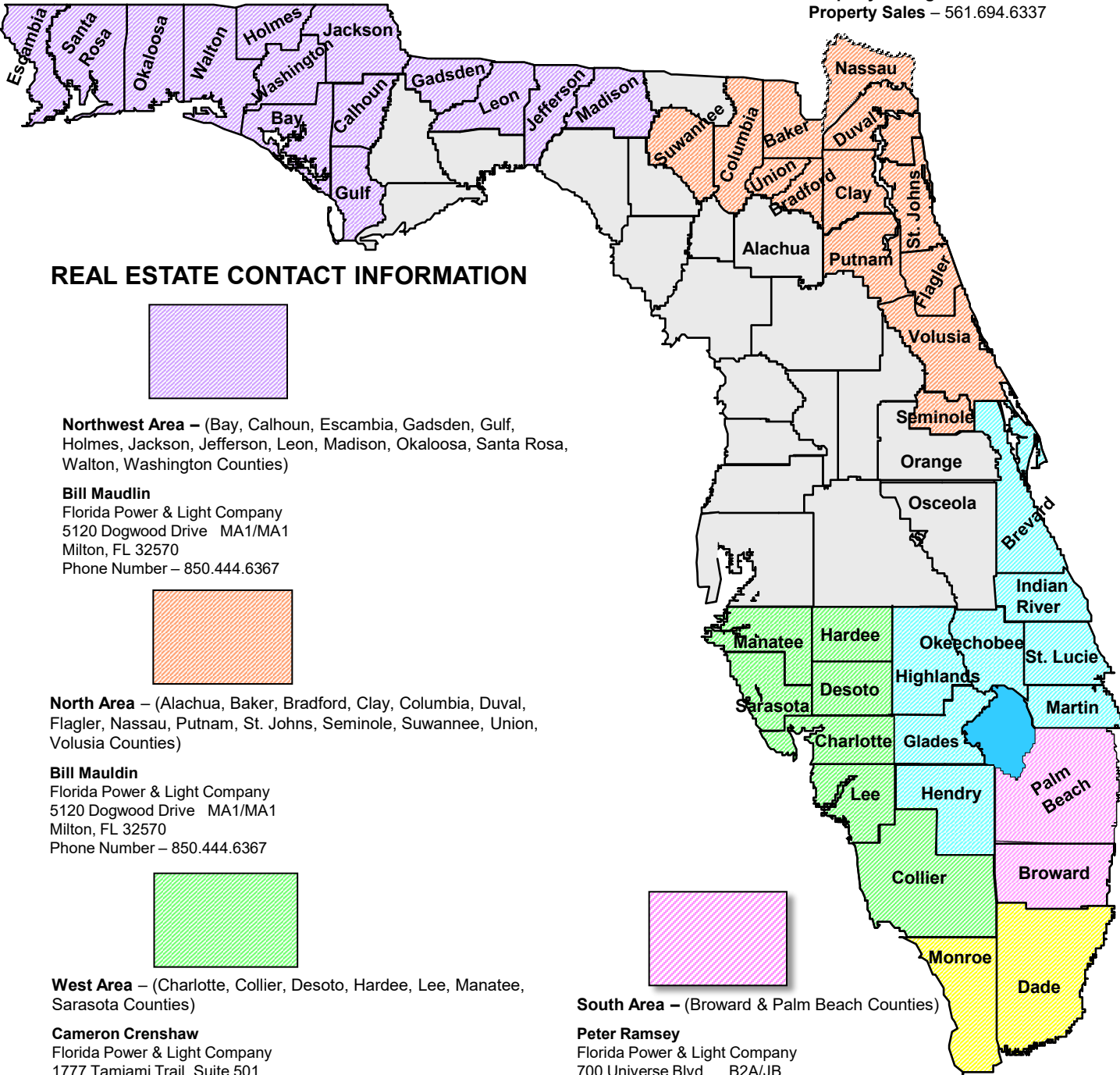
# RIGHT-OF-WAY CONSENT PROCESS



# FPL Transmission Service Territory

## Asset Management Contacts:

Lease Office Space – 561.694.6337  
License FPL Property – 561.694.3278  
Property Management – 561.691.7472  
Property Sales – 561.694.6337



# FPL RIGHT OF WAY USE GUIDELINES

## ***I. Conditions for non-FPL use of an FPL Right of Way:***

Any non-FPL use of an FPL Right of Way requires a Right of Way Consent Agreement signed by the authorized agents of FPL and the party requesting to use FPL's Right of Way. No prior consent granted by FPL, whether by Right of Way Consent Agreement or otherwise, shall have an effect on or be determinative of FPL's decision to grant any future approval or Right of Way Consent Agreement. Irrespective of the non-FPL use, FPL must always have continuous access to the FPL Right of Way to construct, operate, maintain, and restore its facilities now located, or to be located, within any FPL Right of Way. Any use of an FPL Right of Way by the record owner, the owner's assigns, or an unrelated third party which would prevent or unreasonably restrict FPL from performing any activities in an FPL Right of Way or any use determined by FPL to be hazardous is strictly prohibited.

## ***II. Safety:***

Safety of persons and property in the FPL Right of Way is paramount. Anyone using an FPL Right of Way pursuant to a Right of Way Consent Agreement must follow all National Electrical Safety Code and OSHA requirements, good engineering principles and practices, and the following rules and items. Each of the following rules and items contained in Sections *III*, *IV*, *V* and *VI* are subject to change at any time, are general in nature, and may vary in some instances depending upon construction type, easement terms and any other factor as determined in the sole opinion of FPL.

## ***III. General Guidelines:***

1. The parking of vehicles within the FPL Right of Way is not permitted without FPL's prior written approval.
2. FPL has the right to trim, remove or maintain any and all trees and vegetation.
3. Owner is responsible to maintain the property according to the county ordinances which apply, including trash removal of dumped items, mowing, and trimming existing trees to a height no higher than 14 feet above existing grade.
4. Never attempt to trim vegetation or vines growing near power lines or on poles. Only specially trained line-clearing professionals should work around power lines. Check your local listings to locate a contractor qualified to trim vegetation around power lines.
5. FPL may require a call be held with the requesting party, in the initial stages of planning a project, to provide guidance on the requesting party's conceptual plans. FPL may require changes to plans which may result in resubmittal of the requesting party's plans to FPL and other permitting agencies. Final approval of the requesting party's plans can only be obtained after FPL has been provided final signed and sealed construction plans. To arrange a call please refer to the FPL Consent Application Form for the necessary FPL contact information. ([HTTPS://www.fpl.com/partner/land-use.html](https://www.fpl.com/partner/land-use.html))
6. These guidelines are not exhaustive and there may be other interferences on a case-by-case basis depending on specific circumstances. Certain conditions such as line voltage, line criticality, frequency of required access and structure type may require heightened restriction in the FPL Right of Way to provide safe and reliable service. Consent may be revoked in the future depending on the needs of FPL's expansion and maintenance programs.

## ***IV. Prohibited Uses:***

*The following activities, either temporary or permanent in nature, are **not** allowed and are specifically prohibited within any FPL Right of Way:*

## FPL RIGHT OF WAY USE GUIDELINES

1. The placement of structures, buildings, mobile homes or trailers, recreational vehicles, satellite receiver systems, towers, swimming pools and associated equipment, cemetery sites, wells, septic tanks, storage tanks, fire hydrants, dumpsters, trash, flammable material, building materials, wrecked or disabled vehicles, motorboats, RV storage, playground equipment, and sailboats.
2. The flooding of all or any portion of an FPL Right of Way, including areas outside the FPL Right of Way which cause erosion or direct storm water toward or across the FPL Right of Way.
3. The placement of wet retention systems, ponds, and/or lakes, or water features.
4. The placement of conservation easements and/or mitigation areas, or water compensating storage.
5. The use or placement of explosives or combustible materials.
6. The attachment of signs, deer stands, or other items to any FPL facilities.
7. Any activity that might encourage or attract the public to participate in recreational activities which might cause an unsafe condition to exist; including, but not limited, to playgrounds, tennis or pickleball courts, dog parks, or exercise equipment.
8. Operating or storing equipment that exceeds or is capable of exceeding 14 feet in height above existing grade.
9. The planting of palms or bamboo.
10. The planting of trees, shrubs, plants, or vegetation naturally capable of exceeding a mature height of 14 feet above existing grade.
11. Containerized (or other) plants that would exceed a mature height of 14 feet above existing grade when lifted from the ground.
12. Trees or other vegetation placed or planted within the FPL Right of Way for the sole purpose of meeting a permitting requirement.
13. Fires of any kind, including the burning of any debris, except permitted controlled backing fire with prior written approval from FPL.
14. Mounding or stockpiling any material, such as spoils, dirt, mulch, logs, construction or building materials.
15. Parking spaces necessary to meet governmental parking requirements. FPL's expansion and maintenance programs may require the use of a required parking space(s), thereby no longer allowing the requesting party to meet governmental parking requirements.

### **V. Allowed Uses on Case-by-Case basis with prior written approval of FPL:**

*The following activities or items **may** be allowed, on a case-by-case basis and will require an FPL Right of Way Consent Agreement and be conditioned on written approval from FPL prior to performing such activities or placing such items:*

1. The excavation or burying of facilities. FPL is not responsible for damage to underground utility systems.

## **FPL RIGHT OF WAY USE GUIDELINES**

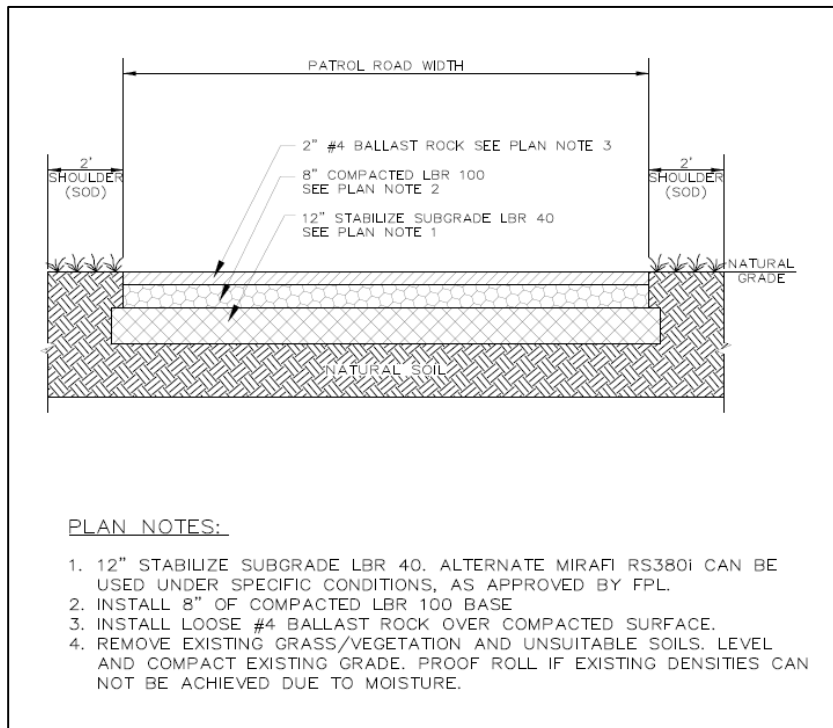
2. A change in the existing ground elevation within the FPL Right of Way; this includes grading (cuts or fill) in the easement that is more than 75 feet away from an FPL facility and has slopes less than 4:1 no matter where located or that otherwise change the clearances or topography. Extensive changes will require approval from an FPL Civil Subject Matter Expert which will add extra time to the project review. Storm water drainage calculations must be provided in plans.
3. Ditches crossing the FPL Right of Way must provide crossings that meet FPL specifications and be fully permitted by the appropriate jurisdictions.
4. Perpendicular road crossings with driveway cuts (FDOT Index 522-003), dropped curbing and/or median cuts of a minimum of 25 feet in width, and containing no more than a 6% grade break at locations designated by FPL.
5. Fencing, grounded to FPL specifications, which does not exceed 10 feet in height or prohibit access to structures with 20-foot gates installed in FPL's Patrol Road (as defined in Section VI, 3 below) and other locations designated by FPL. (FPL retains the right to require larger gate openings in certain situations). Gates must line up at both sides of the enclosure for trucks and equipment to be able to drive straight through the FPL Right of Way. Gates and bollards must accommodate the placement of FPL locks on them.
6. Overflow parking (i.e., parking that is not required by a governmental authority) is generally permitted, on a case-by-case basis, if defined as temporary in and out and no overnight parking. Individual parking spaces should be marked or identified on plans and outside the 75 feet working area provided for FPL facilities.
7. Spraying of pesticides provided it is done in a manner to prevent contact with FPL's facilities.
8. Trees naturally capable of growing less than 14 feet high and located outside of FPL's Patrol Road and access areas, but these may still require removal depending on circumstances. FPL reserves the right to trim, remove or maintain any and all vegetation.
9. Irrigation systems, provided they are constructed of a non-metallic material and do not extend beyond 14 feet above existing grade. Sprinkler heads must be set to prohibit spray from making contact with FPL facilities. Above-ground irrigation systems are not to be installed within or across FPL's Patrol Road or access areas. Underground irrigation systems may cross FPL's Patrol Road or access areas provided the system is buried a minimum depth of 1 foot below grade. FPL is not responsible for damage to irrigation systems caused by the axle load weight from FPL's heavy equipment travel.
10. Pedestrian and cycling trails provided slope and access requirements are met and which do not encourage recreational activity near an FPL facility. This does not include the use of motorized vehicles or equestrians.
11. Islands within parking lots, used for landscaping and lighting, shall be large enough to accommodate FPL structures (minimum 10 feet wide) and future expansion if required.
12. Lighting with a mounted height (pole and non-metallic fixture) less than 14 feet above existing grade. Lighting shall not exceed a height of 14 feet above existing grade when lifted during construction.

### **VI. FPL Right of Way Access Specifications**

1. The FPL Right of Way shall have continuous and unfettered access along the route and to each structure location, existing and proposed.

## FPL RIGHT OF WAY USE GUIDELINES

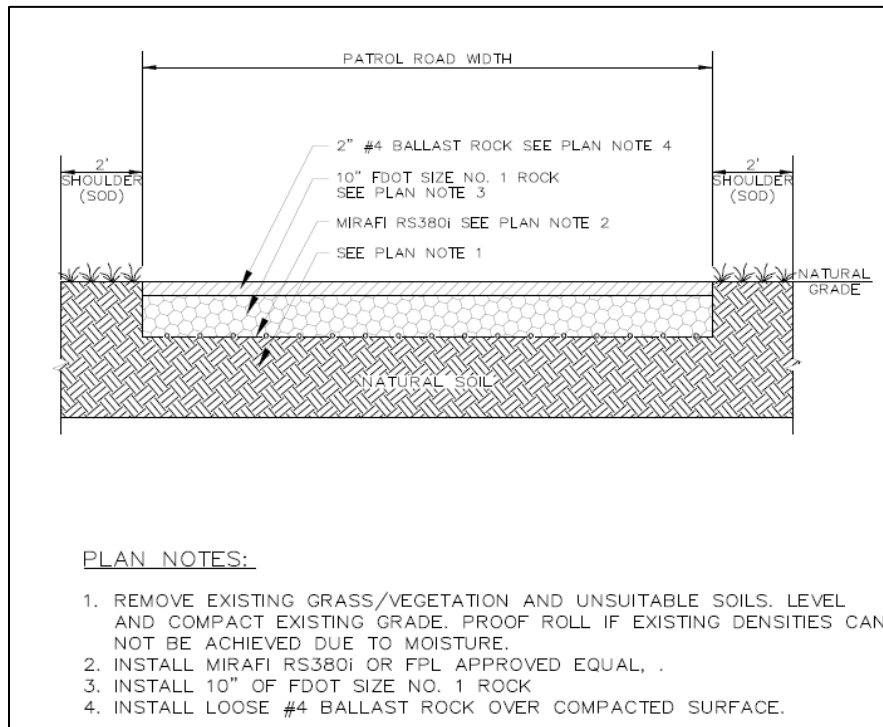
2. Any non-FPL user of the FPL Right of Way must maintain a clear and unobstructed minimum 75-foot radial area around all FPL facilities in the FPL Right of Way measured from each side of the centerline of the existing and/or planned poles/structures.
3. Any non-FPL user of the FPL Right of Way must maintain a clear and unobstructed linear route ("Patrol Road"). The Patrol Road shall be a minimum of 18 feet in width, for corridors containing 500kV lines, and 14 feet in width for corridors containing less than 500kV lines. The Patrol Road width shall be widened as needed to accommodate the wheel path at turns for FPL's transmission construction heavy equipment; including, but not limited to, large cranes and structure transport long trailers.
4. Drive entrance turnout footprint shall be a minimum 20 feet wide Patrol Road width with minimum 65 feet turnout radii; this shall be increased where necessary to accommodate structure transport long trailers.
5. Straight Patrol Road access is the preferred alignment. For turns or curves needed along the route, the minimum centerline turn radius shall be 65 feet.
6. Total longitudinal grade break (sum in both directions) shall be no greater than 6%.
7. FPL Patrol Roads and structure work pads shall be sloped to avoid standing water. Maximum cross slope for Patrol Roads shall be 2%. Maximum cross slope for structure pads shall be 4%.
8. The Patrol Roads and structure pad profiles shall be designed and constructed to support FPL transmission construction heavy equipment. Minimum profiles are provided as follows and shall be increased as needed for field conditions e.g., unsuitable soils and high-water tables.
  - a. Minimum At-Grade Road Improvement Section where seasonal high-water table is minimum 1 foot below the bottom of base layer ('Base' profile):



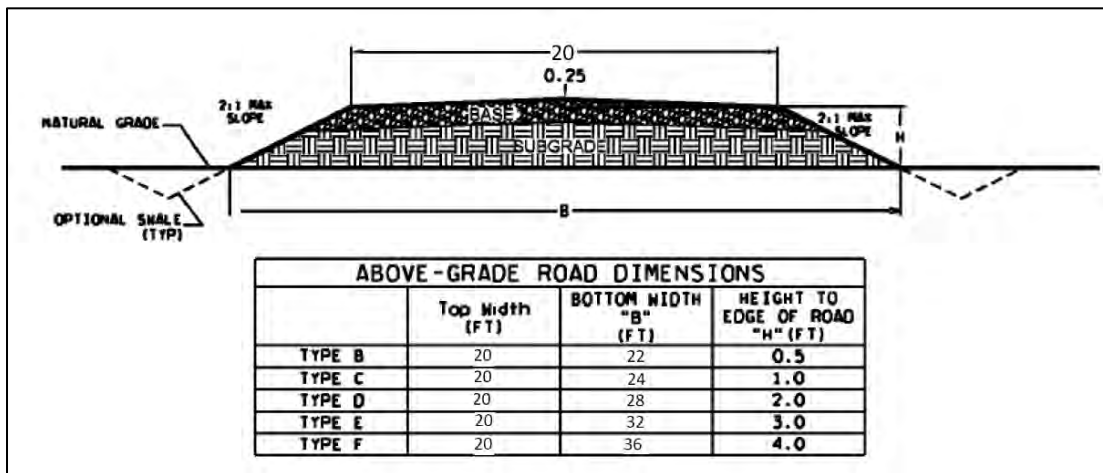
- b. Minimum At-grade Road Improvement Section where seasonal high-water table is less than 1 foot below the bottom of proposed base layer ('Aggregate' profile):



## FPL RIGHT OF WAY USE GUIDELINES

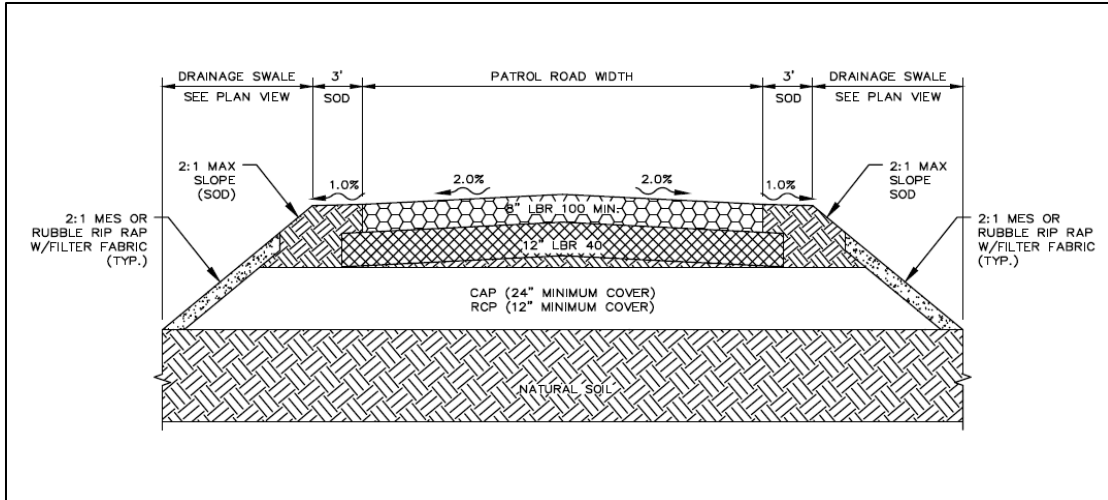


- c. Typical Above Grade Road Improvement Section where standing water is present or expected:



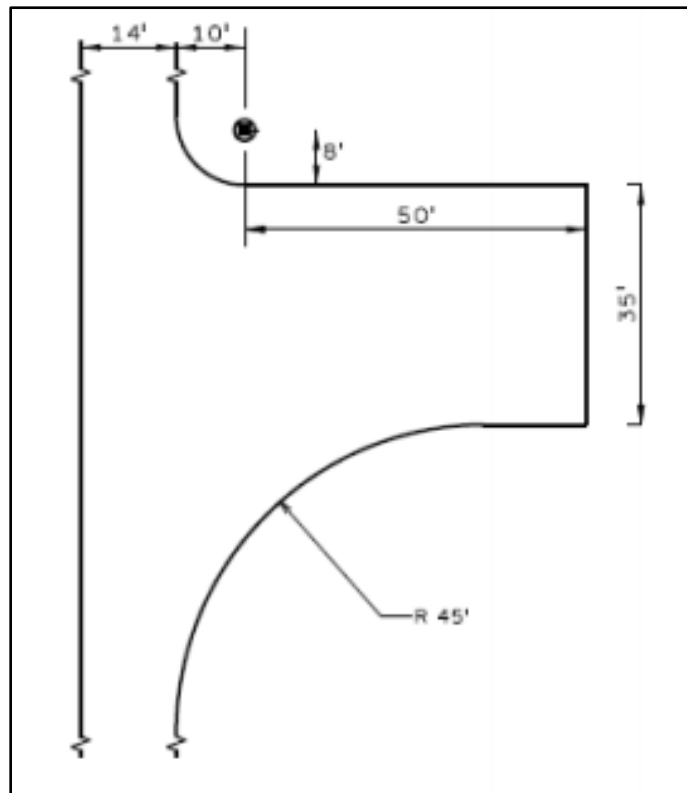
10. Culvert Crossing Improvement Section shall utilize the following as the minimum design example; this design shall be edited as necessary to incorporate any public or agency jurisdictional requirements, and any specific equipment loading requirements herein:

## FPL RIGHT OF WAY USE GUIDELINES



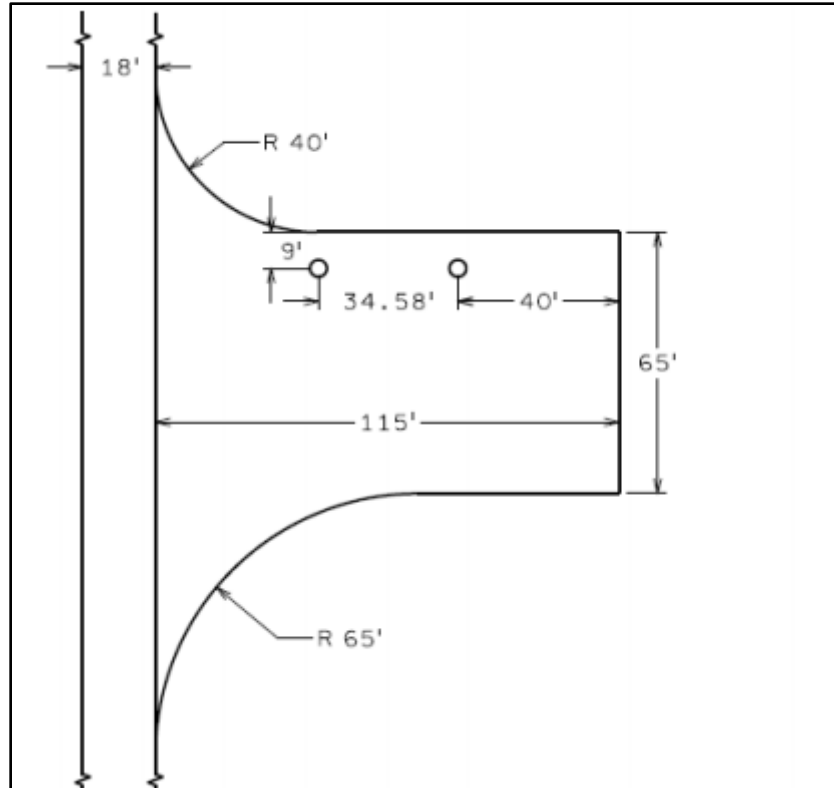
11. Side slopes for any culvert, raised Patrol Road, structure pad, or any other improvement shall be no steeper than 2:1 (H:V).
12. Structure pads shall utilize the same design concept as the adjacent Patrol Road, regarding materials, elevation, and side slopes. The size of structure pads may vary depending on the location of the road. The typical pad sizes are shown below:

### Structure pad size for transmission lines operating under 500kV



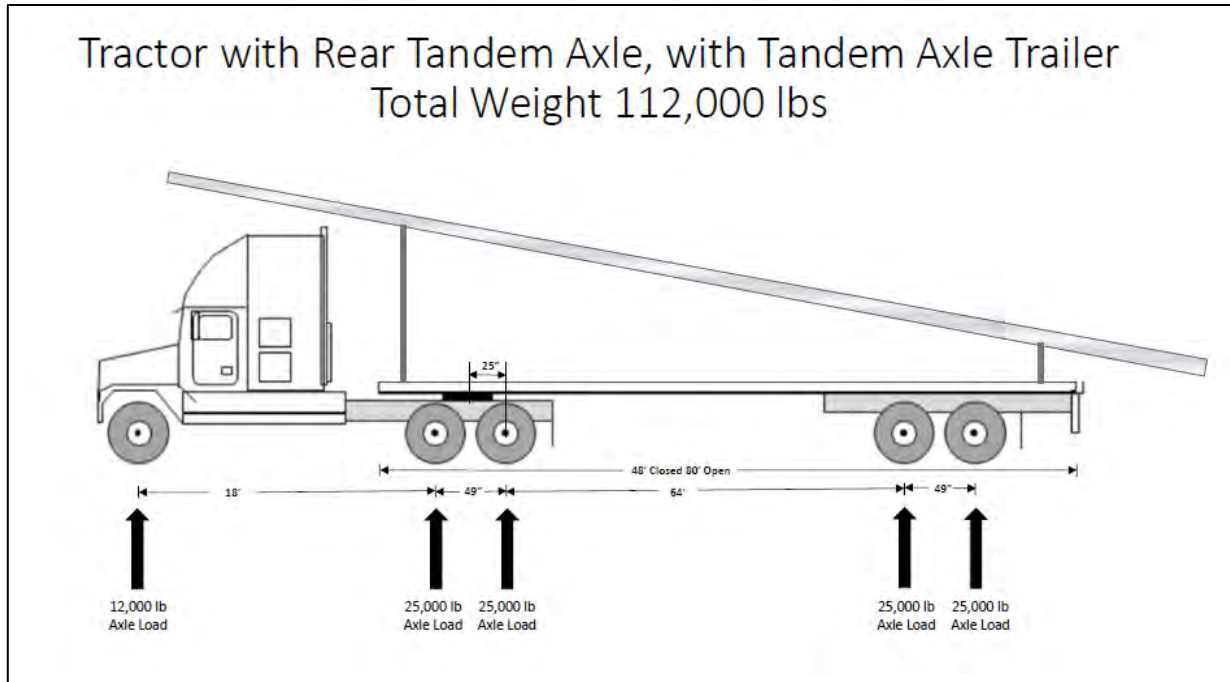
## FPL RIGHT OF WAY USE GUIDELINES

### Structure pad size for transmission lines operating at 500kV



13. All proposed improvements within the FPL Right of Way shall be designed and constructed to accommodate a maximum single axle load of 40,000 lbs. to support FPL's transmission construction heavy equipment which includes, but is not limited to, conventional earthwork equipment, structure transports weighing over 120,000 lbs. travel weight with 80 feet long trailers, and large cranes over 160,000 lbs. travel weight.
14. In addition to the total loading weights provided in the crane and structure transport examples, improvements shall be designed to accommodate a maximum single axle load of 40,000 lbs.
15. A vehicle turn radius model drawing may be required to demonstrate that the proposed access accommodates FPL vehicles and equipment. Refer to sketch below showing typical weights and axle arrangement of a structure transport vehicle. If additional information is required, you may contact FPL.

## FPL RIGHT OF WAY USE GUIDELINES



16. All disturbed areas within the FPL Right of Way shall be sodded with Argentine Bahia Sod. Sod on slopes steeper than 4:1 shall be pinned. All revegetation shall be watered and maintained until established.
17. Embankment/fill areas shall be cleared and grubbed. Surficial grasses, associated root systems, topsoil, muck, rubbish, debris, and all other obstructions on or protruding through the surface of the existing ground and surface of the excavated areas shall be completely removed from the FPL Right of Way.
18. Where embankment/fill is to be placed, existing soils shall be graded to a uniform elevation and then compacted to a minimum 95% of the maximum dry density as determined by AASHTO Test T-180 (ASTM D-1557).
19. Unacceptable materials encountered in embankment/fill areas shall be excavated and replaced with the material described herein to provide a stable subbase to support FPL's transmission construction heavy equipment.
20. Non-structural fill and embankment shall meet the requirements of Section 120, FDOT Standard Specifications for Road and Bridge Construction.
21. Coarse aggregates shall meet the requirements of Section-901, FDOT Standard Specifications for Road and Bridge Construction.
22. Base material shall be Limerock, meet a minimum LBR value of 100, and meet the requirements of Section-204 (Graded Aggregate Base) and Section-911 (Limerock Material for Base and Stabilized Base), FDOT Standard Specifications for Road and Bridge Construction.
23. Subbase material shall meet a minimum LBR value of 40 and shall meet the requirements of Section-914, FDOT Standard Specifications for Road and Bridge Construction.
24. Subbase fill and Base courses shall be compacted to a minimum 98% of the maximum dry density as determined by AASHTO Test T-180 (ASTM D1557).

## **FPL RIGHT OF WAY USE GUIDELINES**

25. All fill material shall be compacted in lifts not exceeding 8 inches thickness.
26. Fill shall not be compacted when overly wet or dry. Prior to compaction, the moisture content of the fill material shall be adjusted to obtain optimum compaction.
27. Finished surfaces shall be uniformly shaped to drain freely without obstruction, while also remaining stable to avoid erosion.