

M E M O R A N D U M

TO: Governing Board Members

FROM: Ray Palmer, Real Estate

DATE: September 11, 2025

SUBJECT: Parking Lease, Cano Health, LLC, Miami-Dade County

Agenda Item Background:

The District initially acquired this portion of the C-9 Canal right of way in Miami-Dade County on June 13, 1952. Cano Health, LLC currently leases 0.15 acres, which provides additional parking for their patients and staff. The current parking lease began June 13, 2013, with satisfactory performance to date. However, a new lease agreement is required since the leasing entity completed a Chapter 11 Reorganization in June of 2024. The Lessee has asked to continue leasing the property. The lease terminated June 3, 2025, and is currently month-to-month while a new lease is being processed.

The Lessee installed and is responsible for maintenance of the entry gate and fencing around the parking area. The Lessee will be responsible for removal of the fence at the end of the Lease.

Staff is seeking Governing Board authorization to approve a new parking lease located on the C-9 Canal right of way in Miami-Dade County for five years with Cano Health, LLC. The lease agreement will have the standard provision for termination by the District for convenience of 180 days. The approximate annual revenue will be \$12,830.

Additional Item Background:

All leased lands are inspected on a semi-annual basis at a minimum. The initial annual rent is based on a market rent appraisal with annual adjustments based on the commodity price index.

Core Mission and Strategic Priorities:

The objective of this Lease is to obtain assistance in the stewardship and maintenance of this land. The Lessee will maintain the fence and keep the property free of debris. The revenues generated from this Lease will assist Land Stewardship in managing this and other District-owned lands.

Funding Source:

There are no District costs associated with this item other than the cost of administering the lease. The Lease is estimated to bring in anticipated revenue of approximately \$64,150 over the five-year term.

Staff Contact and/or Presenter:

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ATTACHMENTS:

[Resolution No. 2025-0901](#)

[Exhibit A](#)