

M E M O R A N D U M

TO: Governing Board Members

FROM: Ray Palmer, Real Estate

DATE: July 10, 2025

SUBJECT: Amendments with Florida Power and Light Company, Stormwater Treatment Area 2, Palm Beach County

Agenda Item Background:

The District operates and maintains Stormwater Treatment Area 2 (STA-2) in Palm Beach County, which consists of constructed wetlands for the purpose of improving water quality by removing nutrients prior to discharge from STA-2 into Water Conservation Area 2A. Since the STA requires electric utility service from Florida Power and Light Company (FPL), the District and FPL entered into a Land Exchange and Cooperation Agreement on April 9, 2009, whereby the District conveyed certain land areas to FPL and FPL granted the District a flowage easement interest in exchange. In connection with the land exchange, a Quitclaim Deed and Covenants and a Flowage Easement were executed. Both of these documents contained provisions regarding the District's operation, maintenance, and limits of water levels within the Cell 8 portion of the STA. In order to operate Cell 8 at full capacity, the District must be allowed to raise the maximum water levels maintained by the District within Cell 8. To facilitate that, the District completed construction work that raised FPL's transmission tower pads located within Cell 8 and FPL will now replace and elevate its transmission towers accordingly. Consistent with the elevation of the transmission pads and towers, the Quitclaim Deed and Covenants and the Flowage Easement are being amended to allow higher water levels.

Additional Item Background:

Core Mission and Strategic Priorities:

Stormwater Treatment Area 2 is one of several stormwater treatment areas established to restore the ecosystems of the Everglades by effectively reducing phosphorus levels that enter the Everglades Protection Area. This effort is mandated by the Everglades Forever Act (Section 373.459, Florida Statutes).

Funding Source:

There is no purchase price to fund. The only closing costs the District will incur will be for recording Amendment instruments. These costs will be funded from ad valorem funds.

Staff Contact and/or Presenter:

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ATTACHMENTS:

[Resolution No. 2025-0702](#)

Exhibit A Map

Exhibit B Map