

MEMORANDUM

TO: Governing Board Members

FROM: Ray Palmer, Real Estate

DATE: December 11, 2025

SUBJECT: Exchange Agreement with Florida Power & Light Company (FPL): Lease Agreement in St. Lucie County, and Access and Utility Easement in Miami-Dade County

Agenda Item Background:

Miami-Dade County:

The District operates and maintains the L-31E Flow Way in Miami-Dade County, and the S-705 pump station located within the L-31E. FPL owns approximately 0.082 acres in Miami-Dade County that is adjacent to the L-31E and the S-705 pump station. The District uses the S-705 to cross the L-31E with large equipment used to perform maintenance activities on the S-21A flood control structure located east of the S-705. The District also needs to install and access an electric pull box to supply power to the S-705 pump station. In order to make the turn onto the S-705, the large equipment needs to utilize the 0.082-acre portion of land owned by FPL. The pull box will also be installed in this area.

St. Lucie County:

The District owns approximately 1.05 acres in St. Lucie County located within the District's C-23 Canal right-of-way lands. FPL has requested to utilize the District's property to access its adjacent lands. To accomplish these goals, the District and FPL will enter into a Non-Exclusive Access Road Lease Agreement with respect to the 1.05 acres owned by the District in St. Lucie County for a ten-year term subject to termination for convenience in exchange for the District's acquisition from FPL of a Perpetual Access Road and Utility Easement with respect to the 0.082 acres, owned by FPL adjacent to the District's L-31E right-of-way and S-705 pump station in Miami-Dade County.

For purposes of this exchange, the District and FPL deem the Lease Agreement and the Perpetual Access Road and Utility Easement to be equivalent in value.

Additional Item Background:

Core Mission and Strategic Priorities:

L-31E Flow Way is a component of the Biscayne Bay Coastal Wetlands Phase 1 Project and the Comprehensive Everglades Restoration Plan. The L-31E Flow Way includes a series of pump stations and culverts intended to reduce point-source discharges into Biscayne Bay and Biscayne National Park while redirecting those flows into freshwater and coastal wetlands. The redistribution of freshwater flow across a broad front is expected to help improve salinity regimes within Biscayne Bay and restore the coastal wetlands and nearshore bay habitat. The L-31E Flow Way includes the S-705 pump station at the confluence of the C-102 and L-31E canals. The S-21A flood control structure is located within the C-102. The acquisition of the access and utility easement will enhance the District's operations of the L-31E, C-102, S-705, and S-21A.

Funding Source:

There is no purchase price to fund. The only closing costs the District will incur will be for recording the easement instrument. These costs will be funded from Ad Valorem funds.

Staff Contact and/or Presenter:

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ATTACHMENTS:

[Resolution No. 2025-1202](#)

[Exhibit A-1](#)

[Exhibit A-2](#)

[Exhibit B](#)