

**LAND EXCHANGE EXECUTIVE SUMMARY**

**PROJECT:** 8.5 Square Mile Area Project  
**COUNTY:** Miami-Dade  
**PURPOSE:** Declare as Surplus and Authorize an Exchange of Land Interests for Implementation of 8.5 Square Mile Area Project (8.5 SMA) by the U.S. Army Corps of Engineers ("Army Corps").  
**PARTIES:** Florida Power and Light (FPL) and the South Florida Water Management District (District).  
**APPRAISED VALUES:** N/A

**HIGHLIGHTS:** Grant of perpetual utility and access easement rights within the 8.5 SMA to FPL upon the District receiving fee title to the underlying land from the Army Corps in exchange for FPL releasing its existing rights within the 8.5 SMA.

**CONSIDERATIONS:** At the request of the Army Corps, FPL will relocate certain power poles within the 8.5 SMA. Additionally, the Army Corps' canal with the 8.5 SMA will cut off access for FPL just north of the intersection of SW 136<sup>th</sup> St and SW 205 Avenue. The Corp is prepared to grant FPL alternative easements. However, the Army Corps' authority is limited to granting 50 year easements. FPL requires permanent easements. To assist the Corp, the District will grant perpetual access and utility easement rights to FPL upon the District's receipt of fee interest in the underlying lands. The land interests are generally depicted on the attached map.

**FISCAL IMPACT:** There is no land costs associated with this exchange other than the recording fee.

**RECOMMENDATION:** That the Governing Board of the South Florida Water Management District declare as surplus and authorize an exchange of land interests wherein the District will grant certain perpetual utility easement and access rights upon receipt of fee interest in the underlying land from the Army Corps in exchange for FPL releasing certain perpetual utility and access easement rights within the 8.5 SMA.

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Attachments: Resolutions and map