



AGENDA ITEM SUMMARY FORM

File ID: #19019

Date: 03/10/2026

Requesting Department: Department of Real Estate and Asset Management

Commission Meeting Date: 04/09/2026

Sponsored By: Damian Pardo

District Impacted: District 2

Type: Resolution

Subject: Execute - FPL Easement Distribution - Port Miami

Purpose of Item:

A Resolution of the Miami City Commission, with attachment(s), pursuant to Section 29-B(c) of the Charter of the City of Miami, Florida, as amended, authorizing the City Manager to negotiate and execute a grant of easement ("Easement"), in a form acceptable to the City Attorney, to the Florida Power & Light Company, a Florida Profit Corporation, for a perpetual, 25-foot-wide non-exclusive Easement containing a total size of approximately thirty-seven thousand six hundred ninety-four (37,694) square feet, as legally described in Exhibit "A," attached and incorporated, (the "Easement Area") within a portion of City of Miami ("City") owned submerged lands in Biscayne Bay, located between the Kaseya Center and PortMiami, Miami, Florida ("Submerged Lands"), for the construction, operation, and maintenance of underground electric utility facilities, including cables, conduits, appurtenant equipment, and appurtenant above ground equipment, in accordance with the terms and conditions of the Easement, including the right to reconstruct, improve, and remove all or any of the facilities within said Easement Area.

Background of Item:

The City of Miami ("City") is owner of the Submerged lands located between the Kaseya Center and PortMiami, Miami, Florida ("Submerged Lands"). Florida Power & Light Company, a Florida profit corporation ("FPL"), has requested the grant of a perpetual, 25-foot-wide non-exclusive easement ("Easement") containing a total size of approximately thirty-seven thousand six hundred ninety-four (37,694) square feet, within the Submerged Lands, as more particularly described in Exhibit "A," attached and incorporated (the "Easement Area"). The purpose of the Easement is for the construction, operation, and maintenance of underground electric distribution facilities to support the PortMiami Shore Power Program. The Shore Power Program allows cruise ships to use electric power from FPL while docked instead of running diesel generators. This significantly reduces diesel emissions and improves air quality in Downtown Miami and surrounding communities. Said construction (including cables, conduits, appurtenant equipment and appurtenant above ground equipment) to be installed from time to time, with the right to reconstruct, improve, add to, enlarge, change the voltage, change the size of, and remove all or any of the facilities within said Easement Area located at the Submerged Lands ("Intended Purpose"). There will be no cost to the City for installing the proposed underground facilities within the Easement Area. The Easement shall be granted to implement a project of a governmental agency or instrumentality in accordance with Section 29-B(c) of the Charter of the City of Miami, Florida, as amended.

Budget Impact Analysis

Item has NOT an Expenditure
Item is NOT Related to Revenue
Item is NOT funded by Bonds

Total Fiscal Impact:

N/A

Reviewed By

Department of Real Estate and Asset Management	Andrew Frey	Department Head
Review Completed 03/10/2026 9:24 AM		
Office of Management and Budget Pedro Lacroet	Budget Analyst Review	Completed 03/13/2026 10:43 AM
Office of Management and Budget Marie Gouin	Budget Review	Completed 03/13/2026 5:15 PM
City Manager's Office Erica T. Paschal	Assistant City Manager	Completed 03/13/2026 5:56 PM
Legislative Division Valentin J Alvarez	Legislative Division Review	Completed 03/19/2026 11:41 AM
City Manager's Office Natasha Colebrook-Williams	Approved on behalf of the City Manager	Completed
Office of the City Attorney Ileana Jerez	ACA Review	Completed 03/25/2026 1:54 PM
Office of the City Attorney George K. Wysong III	Approved Form and Correctness	Completed 03/25/2026 4:50 PM
City Commission Todd B. Hannon	Meeting	Pending 04/09/2026 9:00 AM



City of Miami
Legislation
Resolution

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

File Number: 19019

Final Action Date:

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), PURSUANT TO SECTION 29-B(C) OF THE CHARTER OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A GRANT OF EASEMENT (“EASEMENT”), IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA PROFIT CORPORATION, FOR A PERPETUAL, TWENTY-FIVE FOOT (25') WIDE NON-EXCLUSIVE EASEMENT CONTAINING A TOTAL SIZE OF APPROXIMATELY THIRTY-SEVEN THOUSAND SIX HUNDRED NINETY-FOUR (37,694) SQUARE FEET, AS LEGALLY DESCRIBED IN EXHIBIT “A,” ATTACHED AND INCORPORATED (THE “EASEMENT AREA”), WITHIN A PORTION OF CITY OF MIAMI (“CITY”) OWNED SUBMERGED LANDS IN BISCAYNE BAY, LOCATED BETWEEN THE KASEYA CENTER AND PORTMIAMI, MIAMI, FLORIDA (“SUBMERGED LANDS”), FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES, INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE GROUND EQUIPMENT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE EASEMENT, INCLUDING THE RIGHT TO RECONSTRUCT, IMPROVE, ADD TO, ENLARGE, CHANGE THE VOLTAGE AS WELL AS THE SIZE OF, AND REMOVE ALL OR ANY OF THE FACILITIES WITHIN SAID EASEMENT AREA.

WHEREAS, the City of Miami (“City”) is owner of the Submerged lands located between the Kaseya Center and Portmiami, Miami, Florida (“Submerged Lands”); and

WHEREAS, Florida Power & Light Company, a Florida profit corporation (“FPL”), has requested the grant of a perpetual, twenty-five foot (25') wide non-exclusive easement (“Easement”) containing a total size of approximately thirty-seven thousand six hundred ninety-four (37,694) square feet, within the Submerged Lands, as more particularly described in Exhibit “A,” attached and incorporated (“Easement Area”); and

WHEREAS, the purpose of the Easement is for the construction, operation, and maintenance of underground electric distribution facilities to support the PortMiami Shore Power Program, that allows cruise ships to use electric power from FPL while docked instead of running diesel generators, which significantly reduces diesel emissions and improves air quality in Downtown Miami and surrounding communities; and

WHEREAS, the Easement will allow for the construction, installation, operation, maintenance, reconstruction, improvement, enlargement, modification (including changes in voltage and size), and removal of underground electric distribution facilities, including cables, conduits, and associated appurtenant underground and above-ground equipment, within the Easement Area located on the Submerged Lands (“Intended Purpose”); and

WHEREAS, there will be no cost to the City for installing the proposed underground electric utility facilities within the Easement Area; and

WHEREAS, the Easement shall be granted to implement a project of a governmental

agency or instrumentality in accordance with Section 29-B(c) of the Charter of the City of Miami, Florida, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. The City Manager is hereby authorized¹ to negotiate and execute the Easement, in a form acceptable to the City Attorney, in favor of FPL for the Intended Purpose within the Easement Area located at the Submerged Lands, in accordance with the terms and conditions of the Easement.

Section 3. This Resolution shall become effective immediately upon its adoption and signature of the Mayor.²

APPROVED AS TO FORM AND CORRECTNESS:


George K. Wysocki III, City Attorney 3/25/2026

¹The herein authorization is further subject to compliance with all legal requirements that may be imposed, including but not limited to those prescribed by applicable City Charter and City Code provisions.

² If the Mayor does not sign this Resolution, it shall become effective at the end of ten (10) calendar days from the date it was passed and adopted. If the Mayor vetoes this Resolution, it shall become effective immediately upon override of the veto by the City Commission.