

Lake Worth Drainage District
Monthly Board Meeting
December 17, 2025
FINAL Meeting Materials

Contract Amendment
Annual Contracted Mowing Services for portions of
Flat Banks and Side Slopes on Canal Rights-of-Way
#24-9886P.14


Megan Hoffman, Vegetation Management Section Lead

Board Meeting
 December 17, 2025
 Agenda Item #8




1

Contract Amendment



- August 14, 2024 - Board approved award of Mowing Contract to Toler Enterprises for:
 - FLAT MOWING - 6 Cycles per year and
 - SLOPE MOWING - 2 Cycles per year
- Contracted Canal Segments:
 - Major Canals - portions of E-1, E-2, E-2W, E-2E, L-14, C. Stanley Weaver, L-30 & L-38 Canals
 - Canals North of Southern - portions of S-1, S-2, S-3, L-1, L-2, L-3, L-4, E-3, PBIAW & E-3½-8 Canals
 - Canals in Boca Salinity Basin - portions of L-40E, E-3½-2, L-46, L-47, L-48, L-49 & L-50 Canals
 - E-1W Canals – portions of E-1WN, E-1WS, L-30W, L-36W, L-36½W, L-40W & L-43W Canals & 2 additional perimeter ditch slopes
- The slopes were last mowed in October 2025, with the next mowing cycle currently scheduled April 2026

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Staff Recommendation



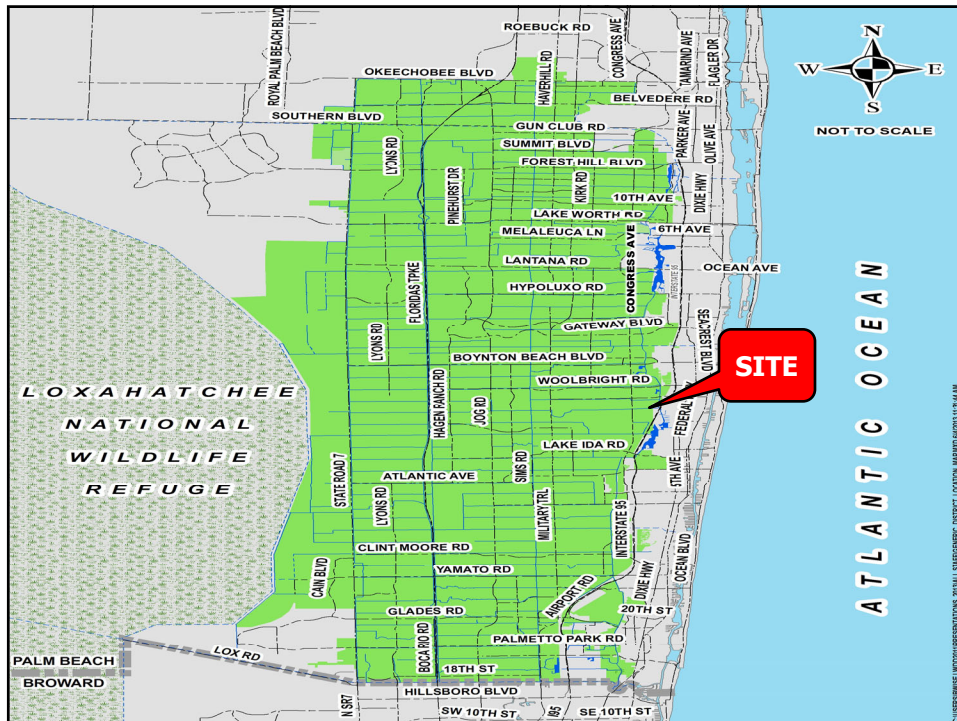
- Staff recommends **increasing** the contract to include a **third cycle of SLOPE** mowing starting in 2026
 - The slope mowing cycles would now be completed annually in **February, June and October**
- Add third cycle of slope mowing to the current contract amount for \$79,635 which will increase the total annual value from **\$308,010** to **\$387,645**
 - Sufficient funds budgeted under the current FY26 budget
 - LWDD has the option to renew one additional year at this amount

Vincent Gray Residence – Golf View Harbour Development
Request to permit a Dock and Boat Lift that exceeds LWDD's
Policy of 250 sq. ft. maximum
L-28 Canal Right-of-Way, East of Congress Ave
Project #RW-25-0250

Nicole Smith - Permit Supervisor
 Board Meeting – December 17, 2025
 Agenda Item #10

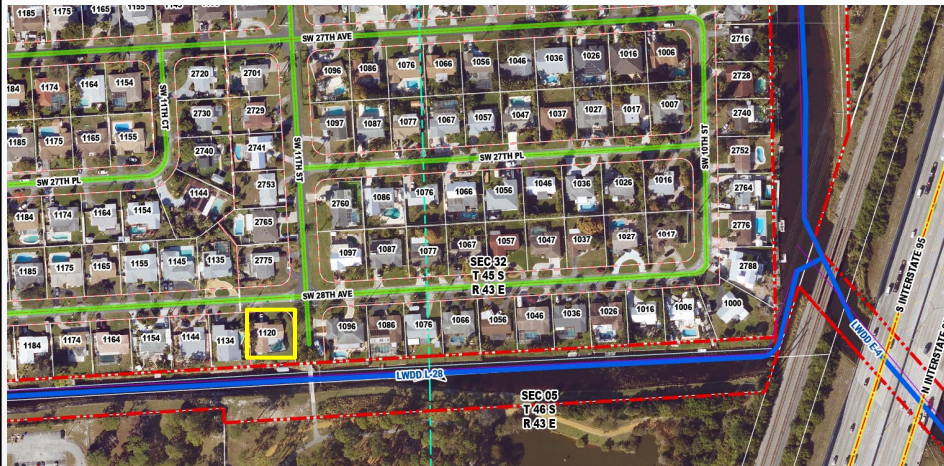


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1120 SW 28th Avenue



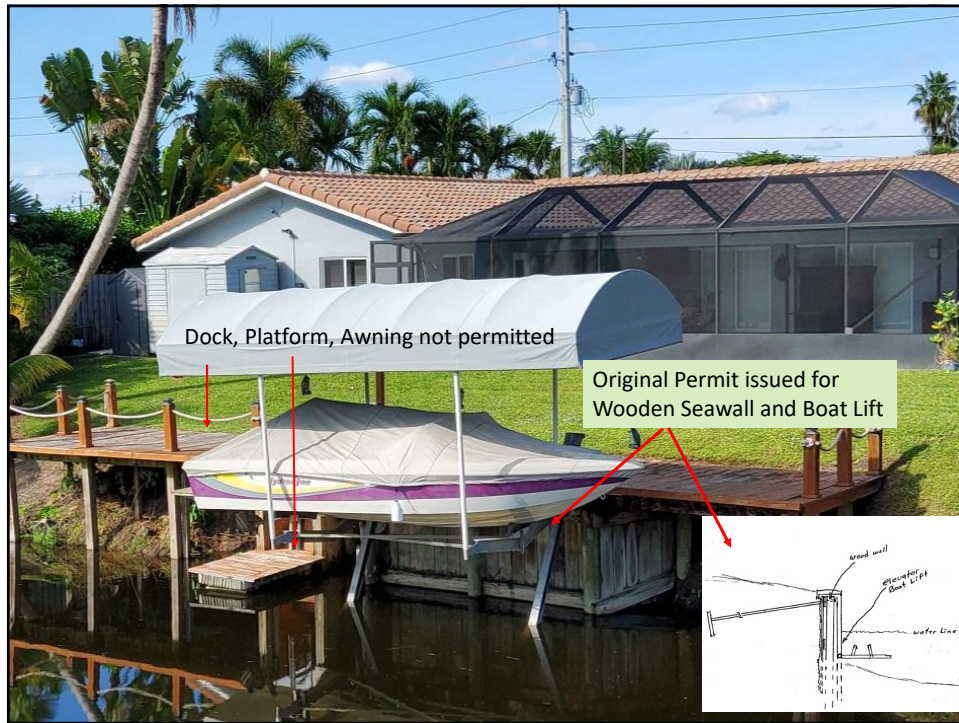
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Permit History

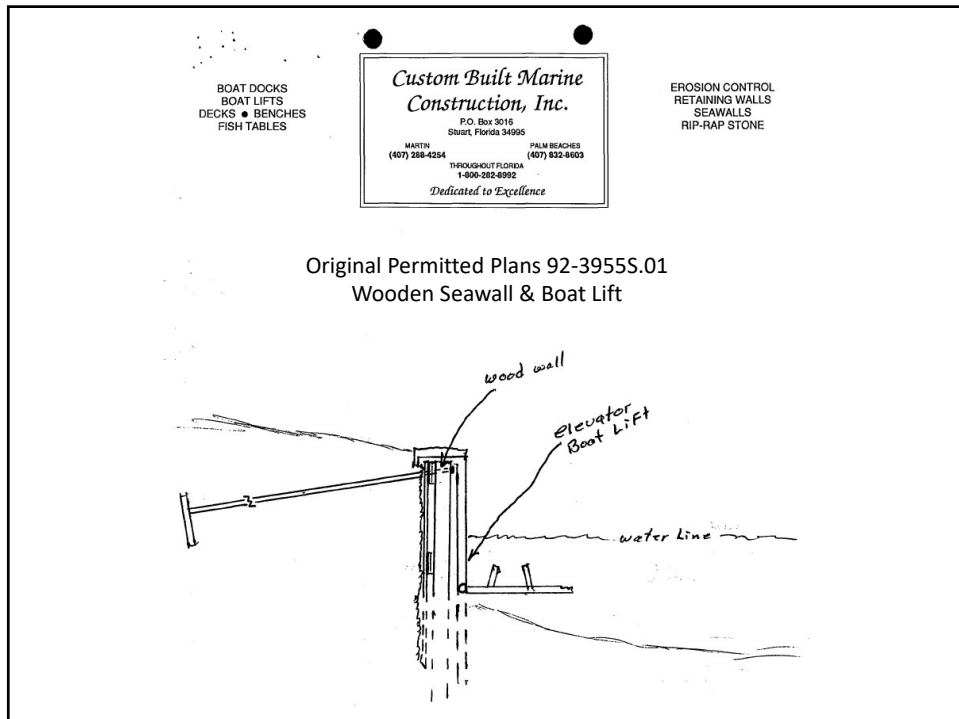


- December 1992: Permit issued for Seawall and Boat Lift 92-3955S.01
- September 2016: LWDD issued a Notice of Violation for the unpermitted decking/dock that was installed
- March 2023: LWDD issued a second Notice of Violation (CM-23-0041) for the Awning attached to the boat lift and referencing the previously sent NOV
- March 2023: Resident responded stating the awning was installed in 1992 with the boat lift
- November 2023: Notice of Encroachment recorded ORB 34657/69
- Staff issued 35 Notice of Violation letters along the L-28 Canal between Congress Avenue and the E-4 Canal
 - 19 issues have been resolved, two applications are in-house

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Application Review



- October 2025: Applicant applied for a permit to remove the existing wood dock and piles and replace with a new composite dock and timber piles the same size, same location as the current unpermitted dock
 - Total dock area 493.3 sq. ft.
 - Boat Lift 120 sq. ft. (12'x10')
 - 332 sq. ft. encroachment within LWDD right-of-way; 47'x5' Dock, 3.9'x3' Platform, and 12'x7.2' Boat Lift
- October 2025: RAI sent requesting the following information:
 - Revised plans reducing the length of the dock not to exceed 25' and reduce overall size of dock and lift not to exceed 250 sq. ft. per policy
 - Inspection of existing wood bulkhead requested - Provided
 - Proof of Insurance - Provided
- October 2025: Applicant requested a variance
- November 2025: Applicant paid the \$500.00 variance fee

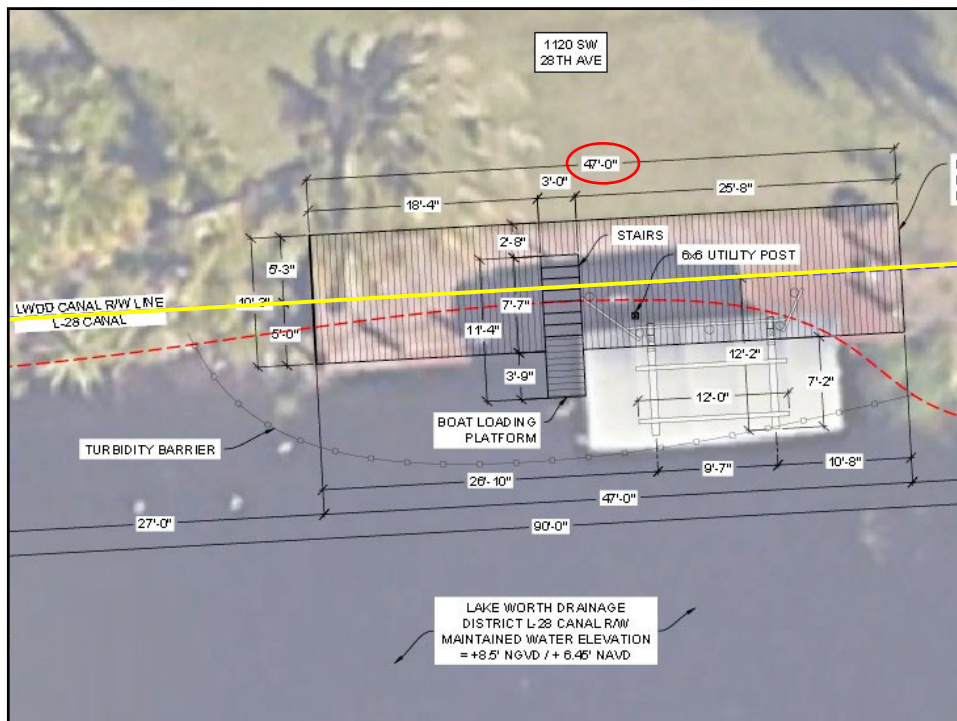
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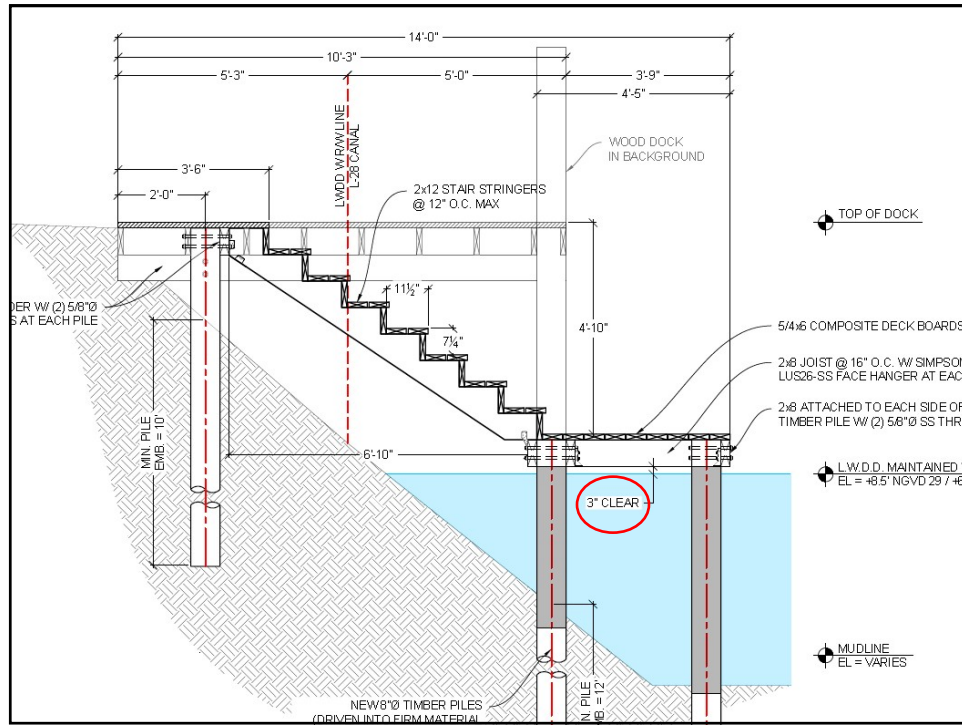
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■ <u>LWDD Policy:</u>	■ <u>Policy Violations:</u>
<ul style="list-style-type: none"> ■ Max dock length 25' ■ 250 sq. ft. max encroachment <ul style="list-style-type: none"> • Includes dock, boat lift ■ No awnings or covers ■ Low member minimum 2' above maintained (8.5 NGVD/6.5NAVD) ■ Dock installation with bank stabilization 	<ul style="list-style-type: none"> ■ Dock is 47' long ■ Encroachment is 332 sq. ft. <ul style="list-style-type: none"> • Including existing dock, boat lift, loading platform ■ Existing Awning ■ Loading platform is 3" above maintained water elevation ■ Portion of the existing dock does not have bank stabilization

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Staff Recommendation



■ ***Denial of Variance request***

- Staff recommends denial of the variance request as presented

Staff recommends that the Applicant pursue the permissible options that could allow for the replacement of the Dock and Boat Lift that is consistent with current LWDD Policies.

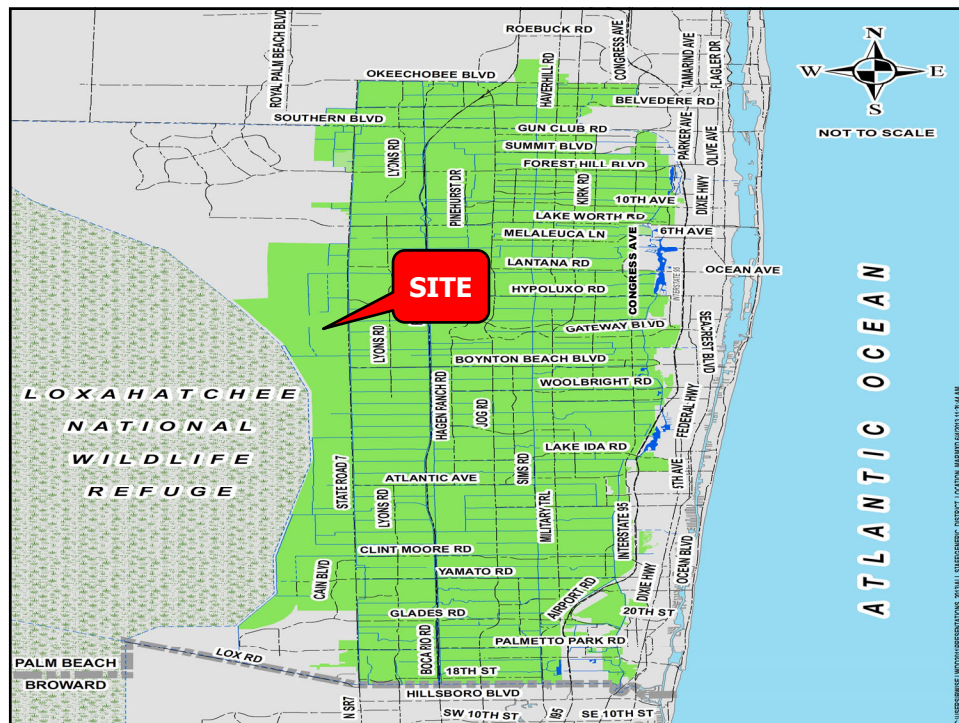
- Reduction of the overall square footage within LWDD right-of-way to 250 or less
- Reduction of the length of the dock within LWDD right-of-way to 25' or less
- Remove awning
- Remove loading platform – Meet the 2' minimum above maintained water elevation
- Install bank stabilization for the length of the dock

Polo Capital, LLC – PLYRS CLUB POLO FIELDS
Request to keep a recently Installed Parallel Fence, Gate, and
Appurtenances within the S-9 (Osprey) Canal Right-of-Way
West of 441 (SR-7); South of Osprey Pond Lane
Project #RW-25-0221

Nicole Smith - Permit Supervisor
 Board Meeting – December 17, 2025
 Agenda Item #11



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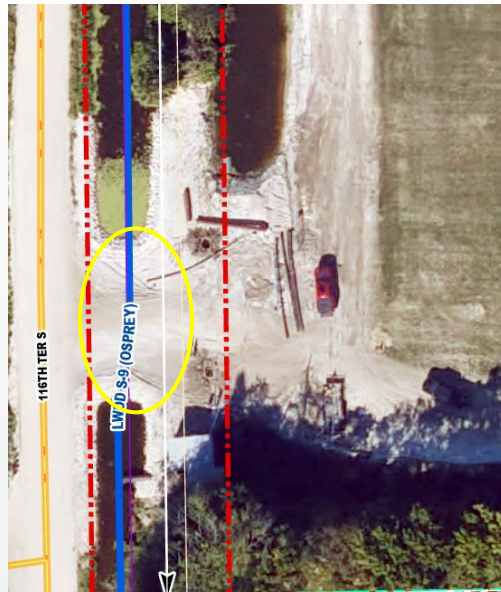


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Located west of SR-7



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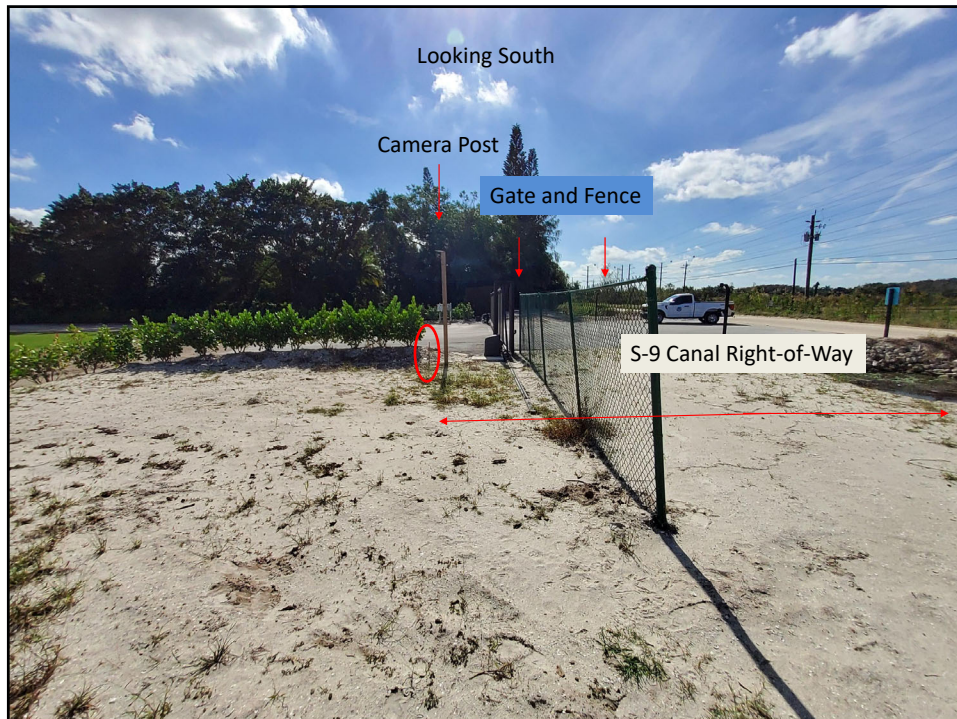
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Permit History



- October 2024: Permit issued for Culvert installation within the S-9 Canal
 - Per Condition 2.4: Permittee has two years from date of permit issuance (October 15, 2024) to bring the eastern bank of the S-9 Canal to design section (no. 1212), as provided by staff
 - Information provided to staff states canal work should be completed by *May 31, 2026*, at the end of Polo Season
- April 2025: Notice of Violation (CM-25-0030) sent to Permittee
- June 2025: Several onsite meetings were held to resolve violations
 - Relocate the gate, fence, and appurtenances to the east out of LWDD easement **Variance Requested**
 - Remove newly planted Clusia Hedge from LWDD right-of-way **Completed**
 - Remove recently installed electrical panel from LWDD right-of-way **Completed**

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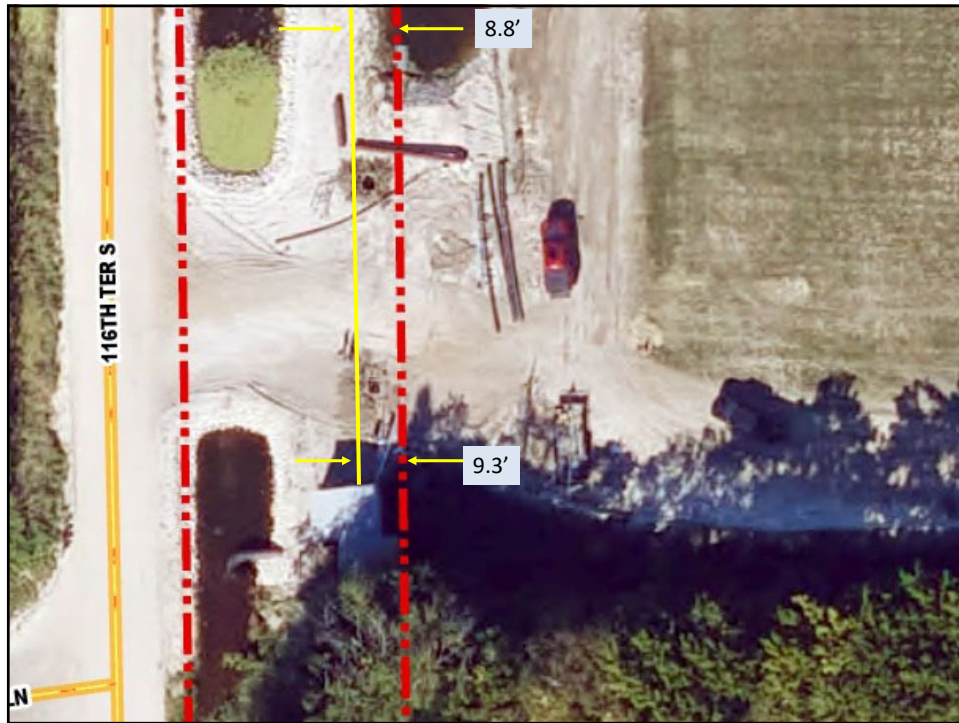
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Variance

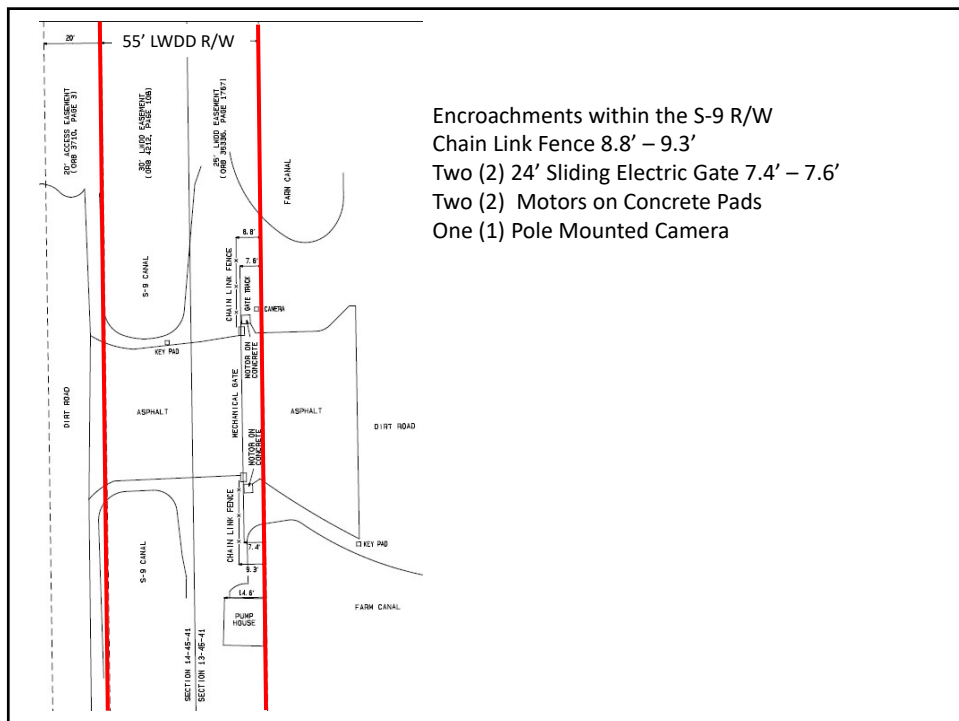


- Permittee requested the process to apply for a variance to keep the encroachments
- Variance Application submitted September 2025
- Applicant paid the \$500.00 variance fee October 2025
- RAI letter sent requesting a survey, permits from other agencies, detailed answers to items A-G
 - Survey – Provided
 - Permits – Permittee does not have any permits from other agencies
 - A: *Gate cannot be installed outside of LWDD right-of-way because it will hinder the turning radius of large trucks loaded with polo ponies and where 2-3 in a row will block the road.*
 - B: *No knowledge of an easement existing in adjacent plats and/or development for the installation of the gate.*
 - C: *Can the gate be installed within road rights-of-way within the proposed area? Not that I'm aware of.*
 - D: *Can the gate be installed within landscape buffer(s) of adjacent plats and/or developments? Maybe, the gate is installed already.*
 - E: *Have other alternate routes for the installation of the gate been investigated? Yes, they do not work.*
 - F: *Are there any undeveloped parcels of land in which the proposed gate can be installed? No.*
 - G: *Has each adjacent property owner, or adjacent HOA, if applicable, provided a letter of denial to allow the gate to be installed within their property? No HOA.*

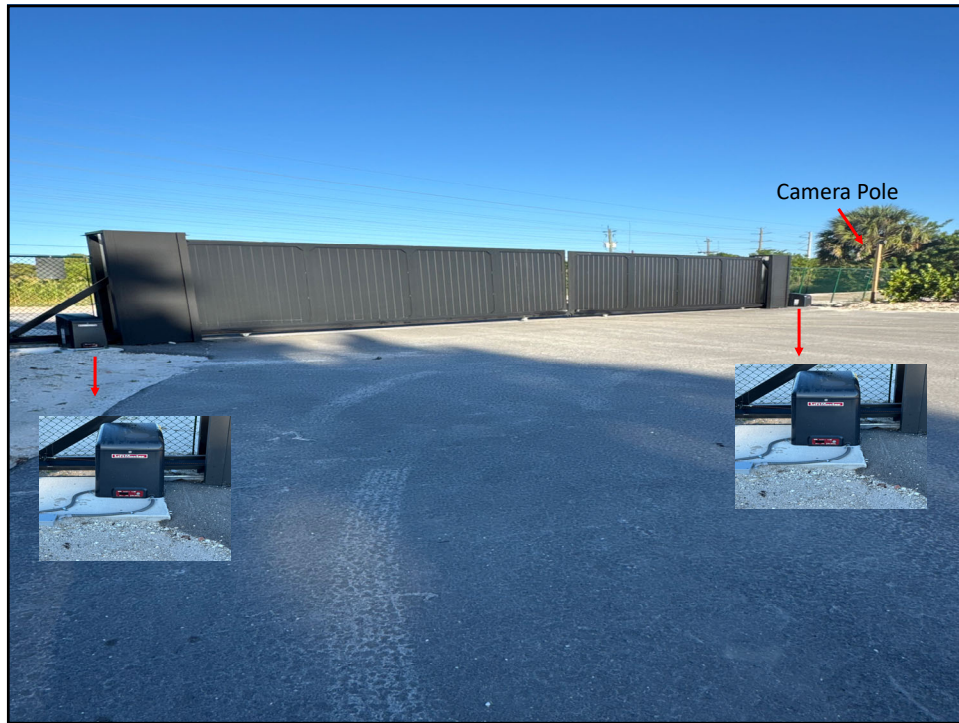
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Staff Recommendation

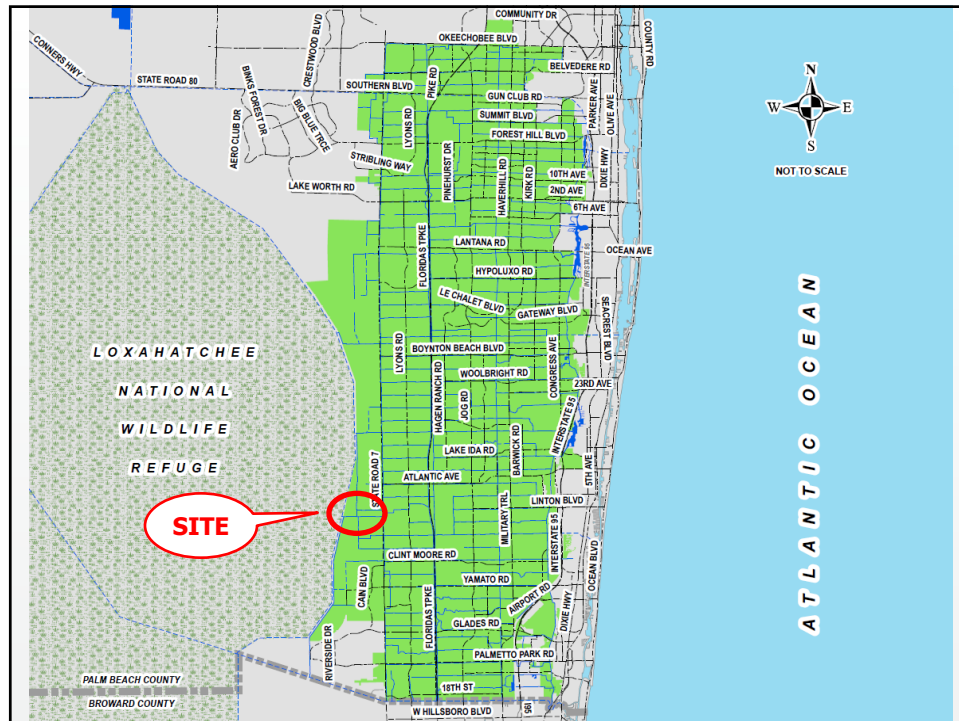


■ ***Denial of Variance request***

- Staff recommends denial of the variance request as presented

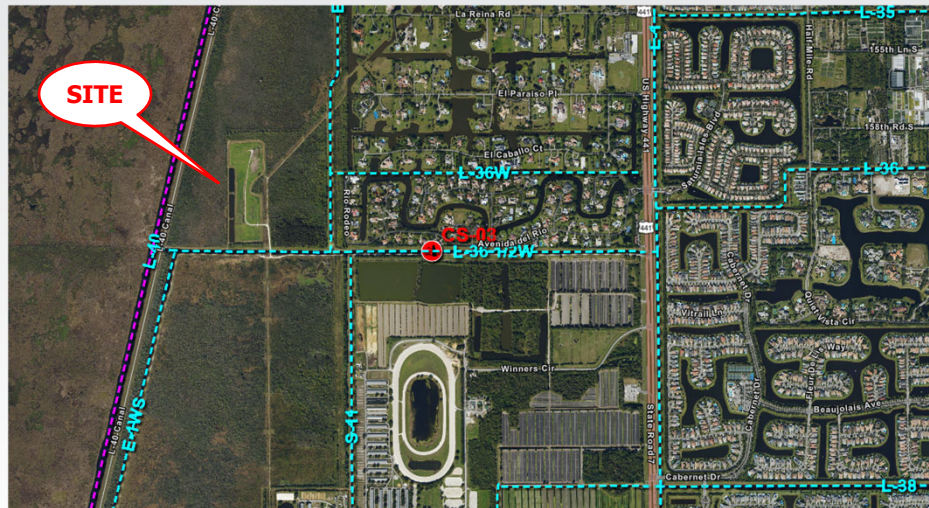


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Horticultural Site



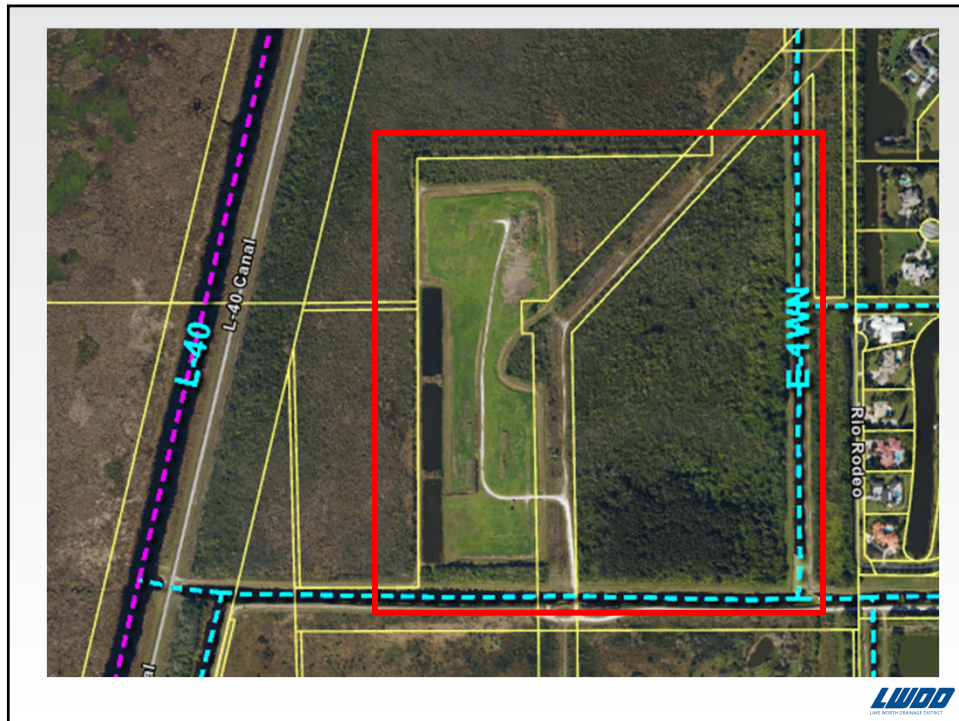
Location: East of L-40 Canal; north of L-36½ Canal; 1.25 miles west of US Hwy 441



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Agreement for Sale and Purchase

- In January 2005, LWDD sold fee simple ownership of ~100 acres to Ascot Real Estate, Inc.
- Purchase price \$9.25 million (100 associated TDRs)
 - \$115,000 for 25 cleared acres
 - \$85,000 for remaining 75 acres (not cleared)



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Agreement for Sale and Purchase

Conditions of Seller:

- Conservation Easement recorded on land shall be in format approved by District
- Does not restrict District's ability to use land as a horticultural waste disposal site, canal and canal maintenance purposes
- District will not be required to perform an onsite or offsite mitigation or removal of any exotics on the land



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Lease Agreement

- In August 2005, District entered into Lease Agreement with property owner
- Term: 99 years with option to renew for four (4) additional terms
- District paid one-time rent in the amount of \$750,000



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Background

- In August 2025, Garrett Bender, Manager of Whitworth Estates PUD LLC, submitted request to appear before the Board to request Board consideration of donation of the subject property
- Based on concerns regarding limited use and maintenance of acreage not being utilized for horticultural site purposes, it was recommended that LWDD accept donation of ~30 acres currently used for said purposes



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Appraisal

- Appraisal was conducted in December 2025 valuing the ~30-acre parcel at \$153,000/S.F. totaling \$4,590,000



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Options for Consideration

- Decline fee simple ownership of ~30-acre horticultural site; maintain current lease for entire ~100-acre property recognizing ongoing property maintenance requirements for ~70 acres of preserved parcel
- Maintain current lease agreement; consider revenue options for use of preserved parcel by LWDD and Lessor
- Accept fee simple ownership of ~30-acre horticultural site; terminate lease agreement over entire site



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Staff Recommendation

- Accept donation of fee simple ownership (Value \$4.59M) of ~30-acre horticultural site; terminate lease agreement over entire site, subject to:
 - Updated boundary survey of property to be conveyed to LWDD and legal fees paid by Lessor
 - Subdivision of property by County
 - Confirmation of continued use of existing access easement
 - Lessor completing all above items



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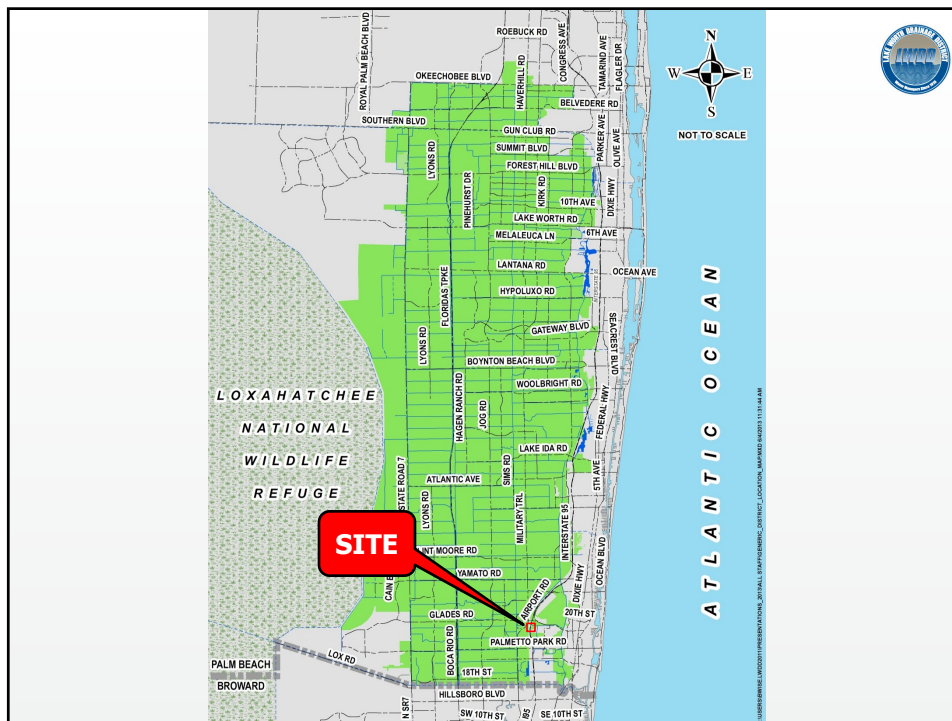
Approval to Assign Easements for a Portion of the L-46 Canal to the City of Boca Raton

LWDD Record No. RI-25-0052

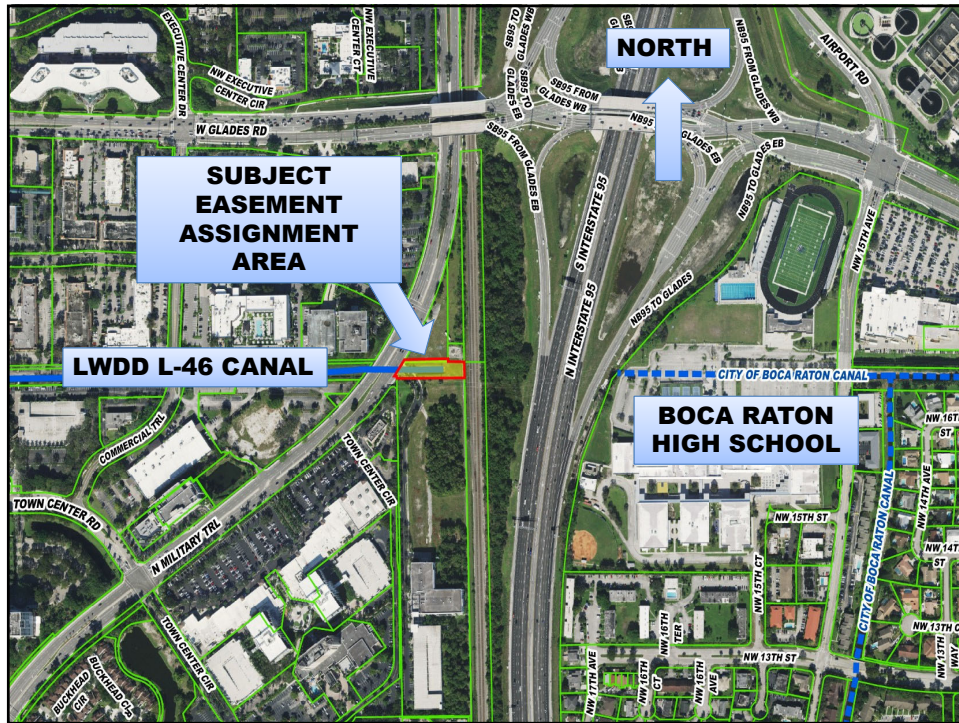
Reagan Walker
Assistant Executive Director
Board Meeting, December 17, 2025
Agenda Item #13



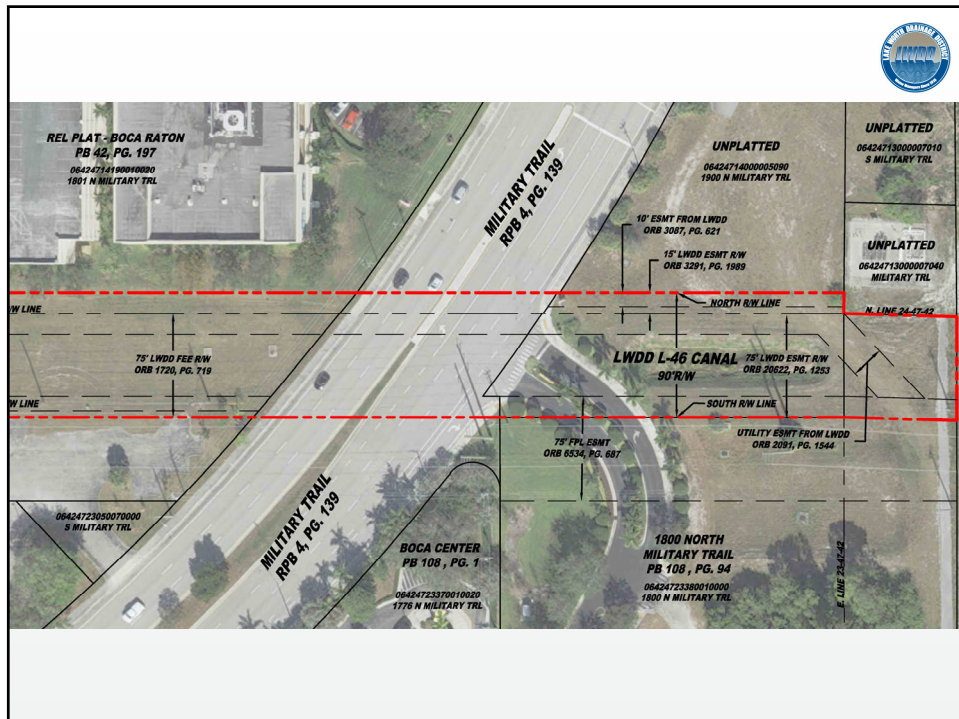
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Background



- 1915—The north 52.80' was taken for canal right-of-way through Chancery Case 407
- 1966—Jack Lee conveyed the north 60' to LWDD
- 1979—LWDD was conveyed a 15' easement on the north side to provide a 75' canal R/W
- November 1980—Jack Lee appeared before the board stating his property does not have legal access to a Military Trail; Mr. Lee requested consideration to purchase the 60' canal R/W for \$20,000 and convey a 60' non-exclusive drainage easement to LWDD which would allow Mr. Lee to construct a paved road to provide legal access to a Military Trail
 - No record of Mr. Lee conveying the 60' non-exclusive drainage easement to LWDD

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Background



- 2006—LWDD acquired a non-exclusive drainage easement over the north 75' to provide a 90' canal right-of-way
- Oct 17, 2007—LWDD Board conceptually approved to declare the 90' R/W surplus and sell at FMV, or the option to pipe the canal and enter into a PPP agreement with LWDD
- Subject to providing a letter from FDOT confirming the buried and blocked culvert under the east track of the CSX railroad is no longer used or needed as conveyance to the L-46 Canal

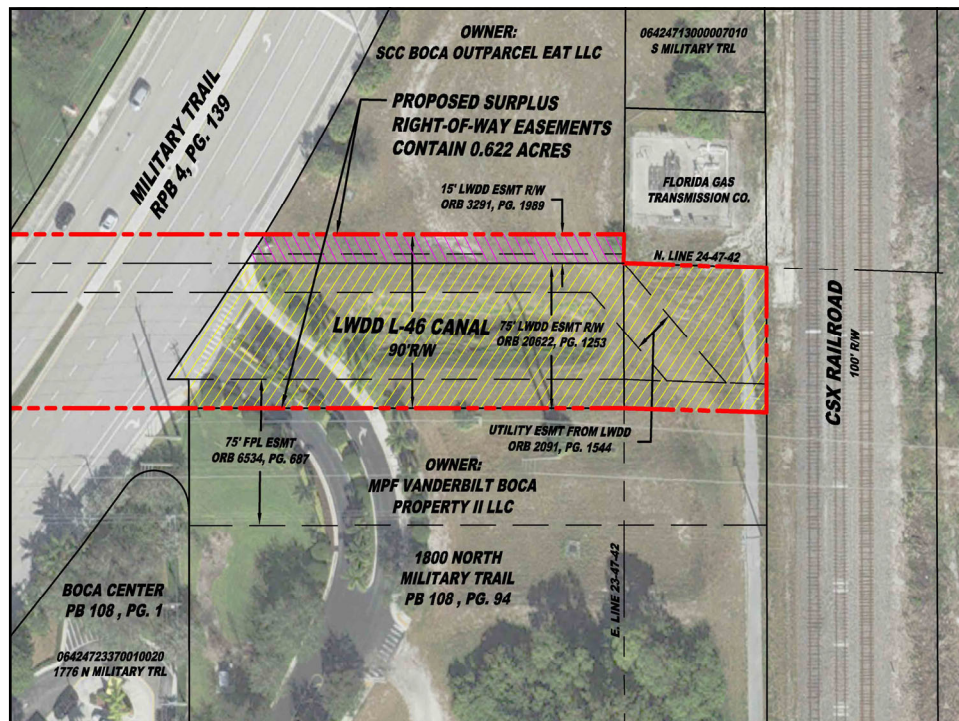
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Background



- Jan 28, 2008—Letter from FDOT was provided confirming the old culvert under the railroad is no longer used or needed as conveyance to the L-46 Canal
- Oct 18, 2023—David Abers with North American Acquisition Corp., acting as agent on behalf of the property owner MPF Vanderbilt Boca Property, II, LLC submitted a request to petition the board for consideration to conceptually declare the L-46 Canal right-of-way surplus and sell for FMV
 - North American Acquisition decided not to purchase the canal easements after receiving a high appraisal value

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Staff Recommendation



- Approval to Assign Easements for a Portion of the L-46 Canal between Military Trail and CSX Railroad containing 27,155 SQ. FT. or 0.622 Acres
 - 15' Easement within north parcel contains: 3,125 SQ. FT
 - 75' Easement within South Parcel contains: 23,990 SQ. FT.

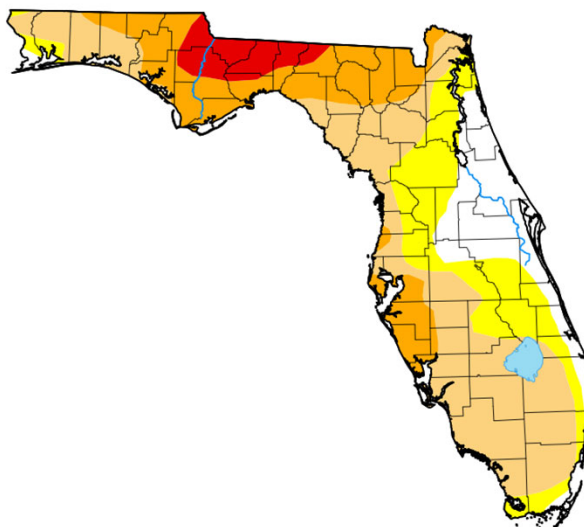
Executive Director Comments

Governing Board Meeting
December 17, 2025
Agenda Item #14



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U.S. Drought Monitor



Map released: Thurs. December 11, 2025

Data valid: December 9, 2025 at 7 a.m. EST

Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

Authors

United States and Puerto Rico Author(s):

[Lindsay Johnson](#), National Drought Mitigation Center

Pacific Islands and Virgin Islands Author(s):

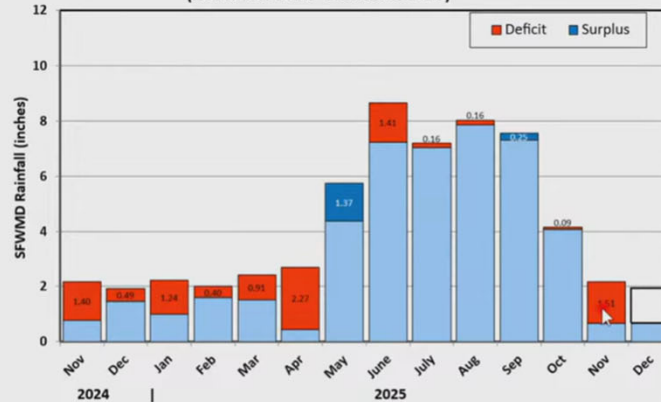
[Richard Tinker](#), NOAA/NWS/NCEP/CPC

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2025 Rainfall



SFWMD Rainfall Distribution Comparison (November 2024 - December 2025)



District Wide Average Rainfall

Month	Average (inches)
Jan	2.24
Feb	2.01
Mar	2.43
Apr	2.71
May	4.37
Jun	8.65
Jul	7.20
Aug	8.03
Sep	7.31
Oct	4.15
Nov	2.18
Dec	1.94

Wet Season

2024-2025 DRY SEASON

- Total rainfall 57% of normal (10/10– 5/21)
- October was 120% of Normal
- Nov. 2024 and Jan/Mar 2025 were extremely dry
- Dec. 2024 and Feb. 2025 were dry
- Apr. 2025 finished in top 10 driest since 1932

2025 WET SEASON

- Total rainfall 102% of normal (22 May – 10 Oct)
- May was 131% of normal
- June was 84% of normal
- July, August and September near normal

2025-2026 DRY SEASON

- Total rainfall 44% of normal (11 Oct – Present)
- October was near Normal
- November was extremely dry
- La Niña conditions are present and favored to persist through Jan – Mar 2026.

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Dry Season Rain

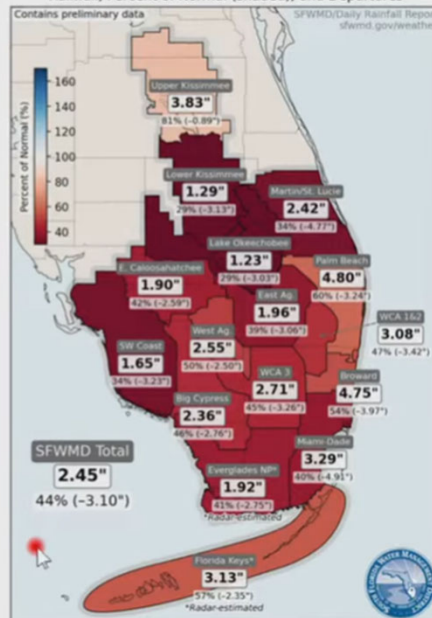


2025-2026 Dynamic Dry Season

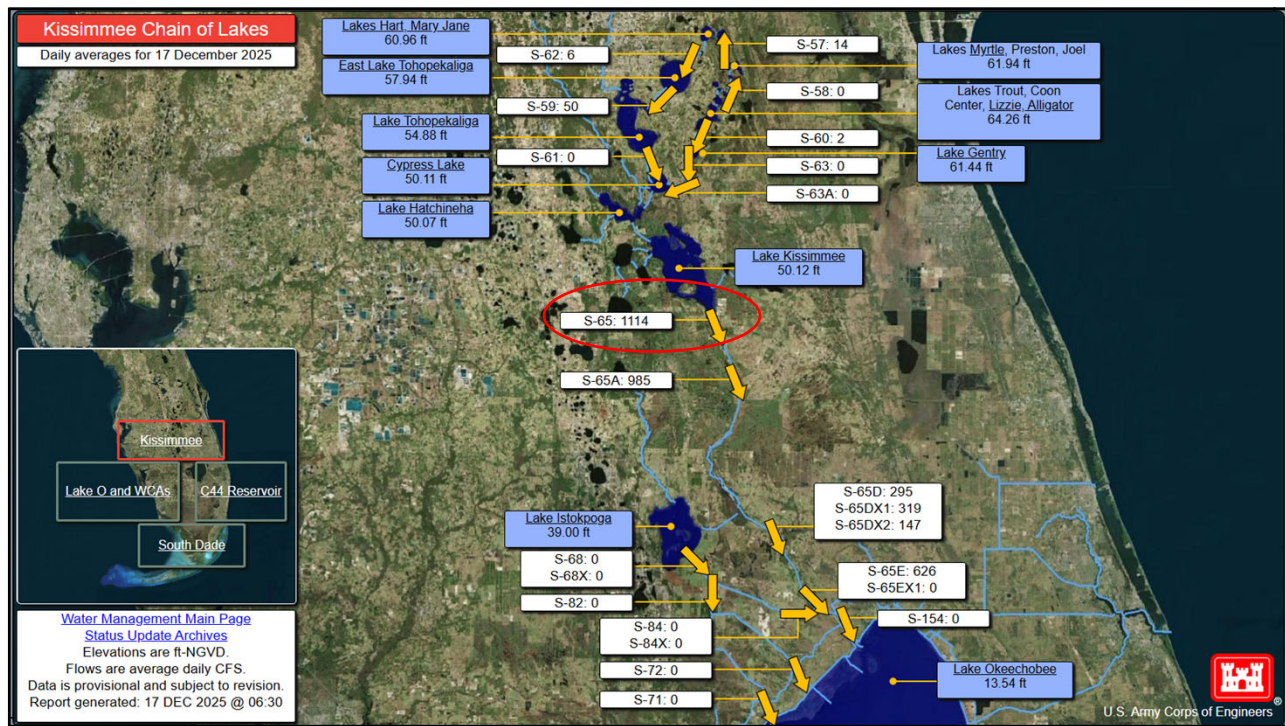
— 10/11/2025 to 12/9/2025 —

Rainfall, Percent of Normal (shaded), and Departures

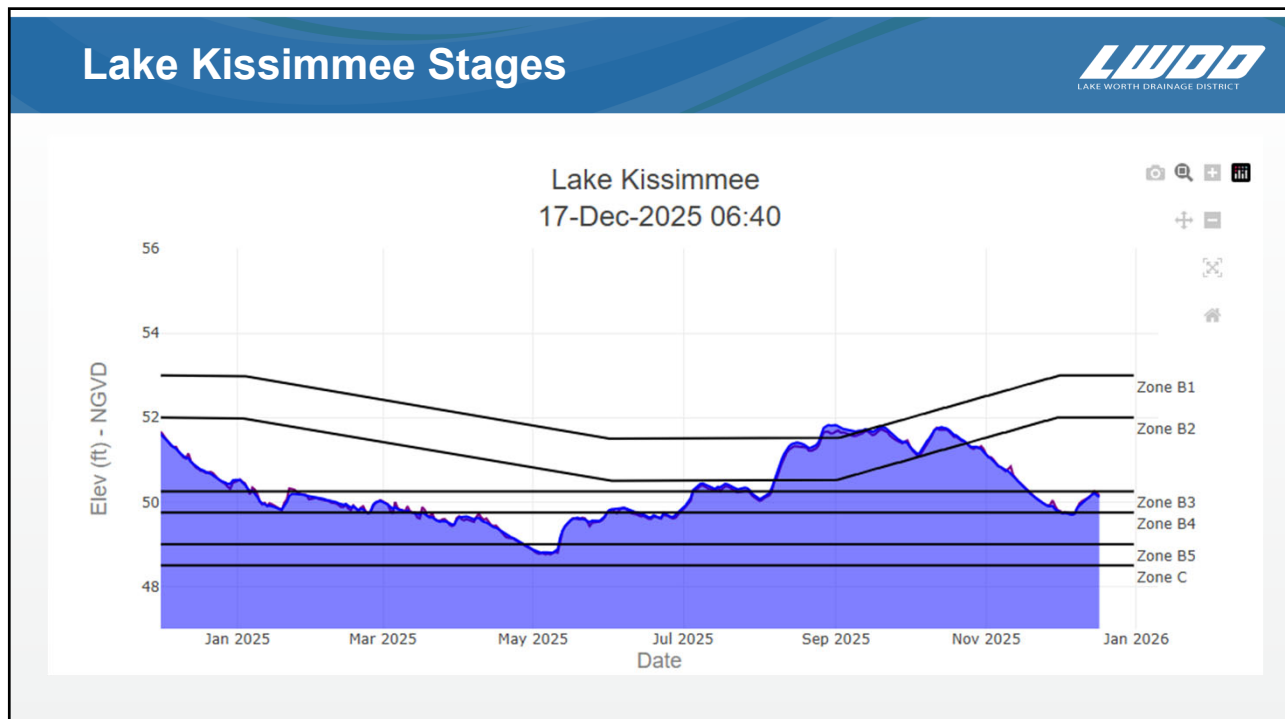
Contains preliminary data



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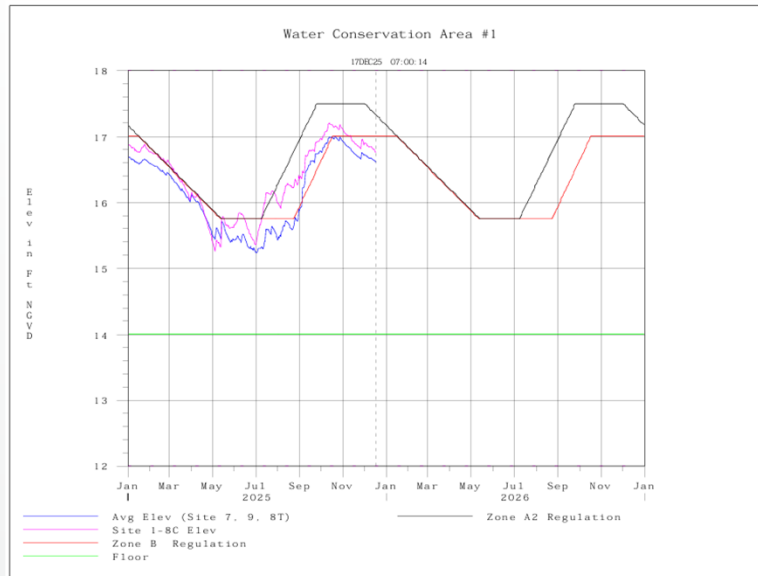
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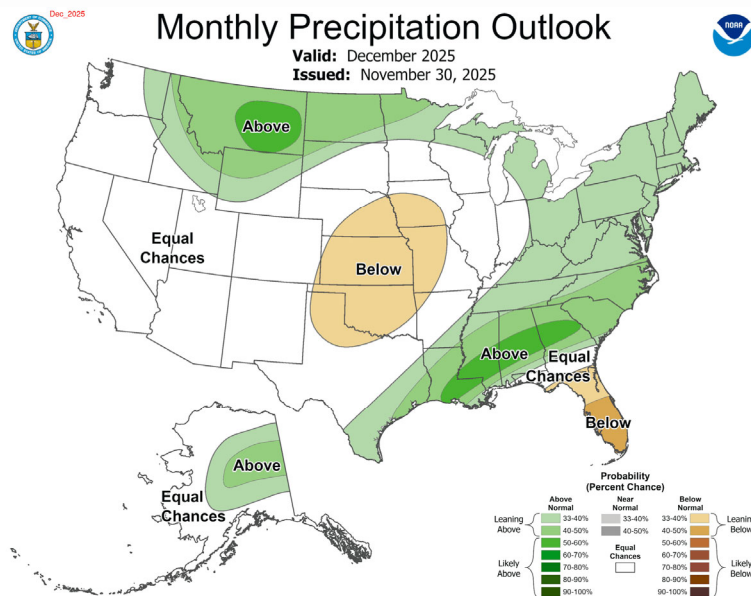


WCA-1 Stages

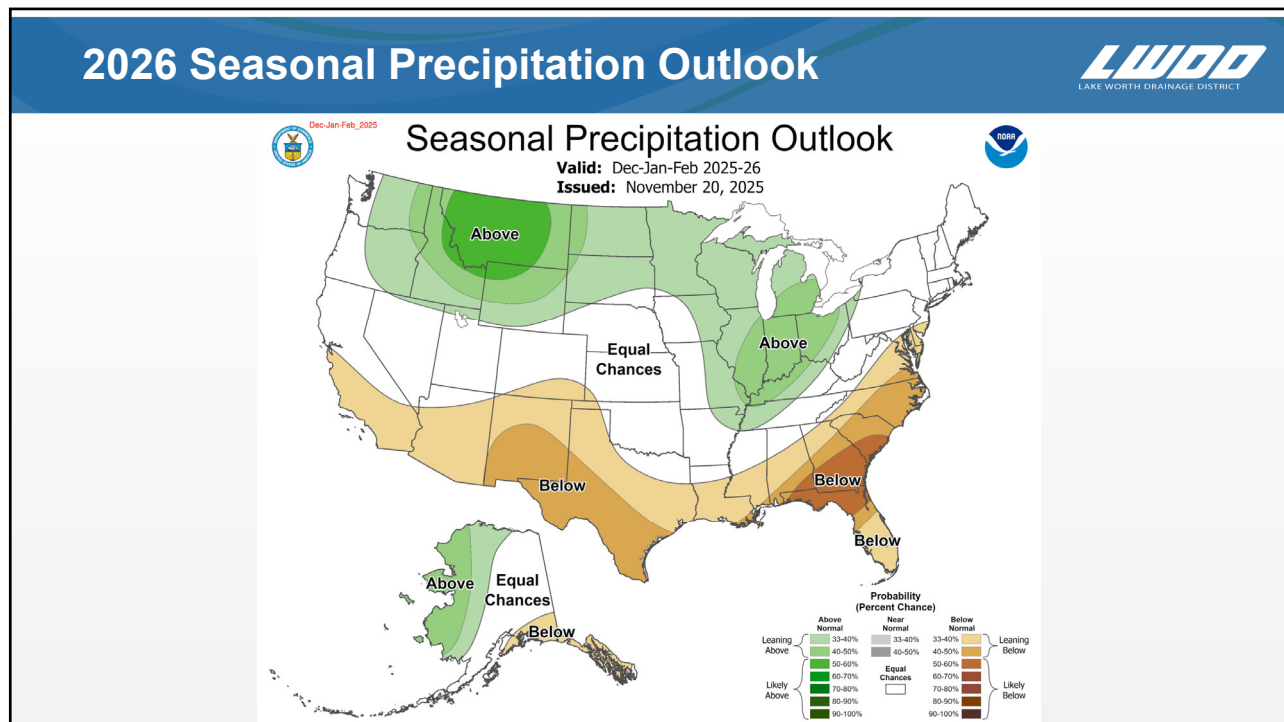


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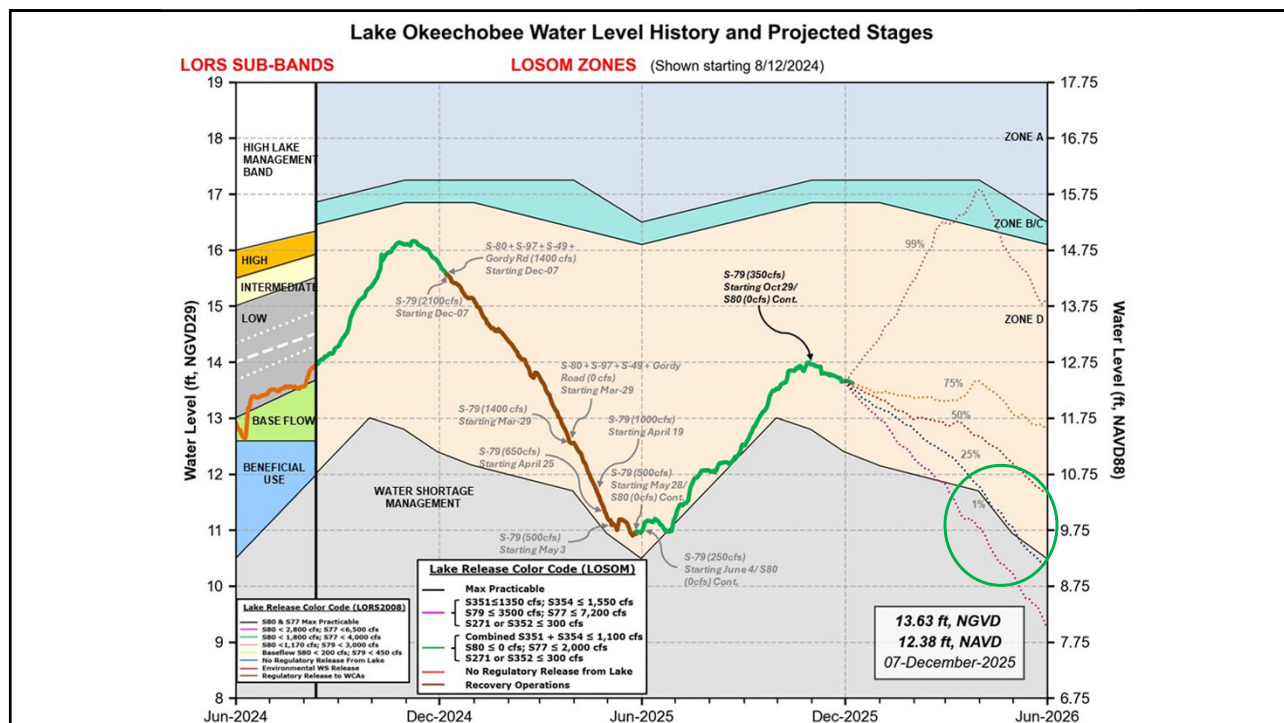
December 2025 Precipitation Outlook



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What's Next...

- Site 1 Presentation tomorrow by PBC Staff at the Palm Beach County Water Resources Task Force Meeting
- Staff will set up a meeting in January with SFWMD regarding 2025-2026 Drought Management Contingencies



LWDD
LAKE WORTH DRAINAGE DISTRICT