



**MINUTES OF
THE BOARD OF SUPERVISORS
WORKSHOP MEETING OF
LAKE WORTH DRAINAGE DISTRICT
HELD AT THE DELRAY BEACH OFFICE ON
December 9, 2025 at 8:30AM**

Board Members Present:

Steve Bedner
John I. Whitworth, III

James M. Alderman
Carrie Hill

Board Members Absent:

Jeffrey P. Phipps, Sr.

1. Call to Order – Stephen Bedner, President

President Bedner called the meeting to order.

2. Agenda Revisions – Reagan Walker, Assistant Executive Director

There were no agenda revisions.

3. Briefing on Future Board Agenda Items

Staff provided briefings on anticipated agenda items for the December 17, 2025 regular board meeting as listed below. A copy of the briefing materials and presentations are attached hereto as part of the meeting record.

- Approval to assign easements for a portion of the L-46 Canal to the City of Boca Raton. Location: L-46 Canal, east of Military Trail, west of I-95 (Project #RI-25-0052) – Reagan Walker, Assistant Executive Director**

Ms. Walker provided background regarding the history of ownership of the subject easements. She noted in October 2017, the Board conceptually approved to declare the 90' canal right of way surplus and eligible for sale at fair market value or the option to pipe the canal and enter into a piping agreement with the District, subject to confirmation that there was not drainage connection under the east track of the CSX railroad as conveyance to the L-46 Canal. FDOT provided a letter on January 28, 2008, confirming the old culvert

under the railroad is no longer used or needed as conveyance to the L-46 Canal. The sale or agreement did not take place.

On October 18, 2023, David Abers, representing North American Acquisition Corp. on behalf of MPF Vanderbilt Boca Property II, LLC, submitted a request for the Board to consider conceptually declaring the L-46 Canal right-of-way surplus and selling it at fair market value. North American Acquisition declined to proceed after receiving a high appraisal value.

Ms. Walker stated that in 2025, the City of Boca Raton reached out regarding permitting parallel sidewalks and improvements within the subject portion of the right-of-way in conjunction with the adjacent development projects. Because it is the terminus of the canal and there is no drainage benefit to LWDD, staff recommended that the easements for a portion of the L-46 Canal between Military Trail and CSX Railroad containing 27,155 sq. ft. or 0.622 acres be assigned to the City of Boca Raton, subject to a reverter clause that they must maintain it in perpetuity or return it to the District free of any encumbrances. The City agreed to accept the assignment of easement. Ms. Walker provided aerial maps illustrating the areas of interest.

- L-25 Pipe Repair/Rehabilitation Termination of Piping Easement Agreement Joseph Family Trust, UTD (Project #s 91-1557D.01; 03-1557P.08; CM-20-0260) – Reagan Walker, Assistant Executive Director**

Ms. Walker stated this item was a follow-up regarding the Joseph property and the piped section of L-25 Canal. The District completed repairs to the failed pipe using a slip-lining method.

Ms. Walker stated the project was completed and the estimated project cost was approximately \$202,000. However, the final project cost increased to approximately \$290,000 inclusive of construction, inspections, engineering, legal services, advertising, grading, and restoration.

Ms. Walker stated that the District assumed maintenance of the pipe and the agreement is terminated.

Ms. Walker outlined the special assessment process, noting that statutory requirements have been met to date, including adoption of resolutions and advertisements, and public hearings. The next step is Board acceptance of the final project cost, after which the assessment will be advertised and placed on the tax roll for the next fiscal year. Repayment would occur over 20 years at 5% interest, consistent with prior Board approval.

Ms. Walker concluded that staff would present a final cost accounting to the Board in January 2026.

- Approval of amendment to the mowing services contract with Toler Enterprises to include an additional annual slope-mowing cycle (Project #24-9886P.14) – Megan Hoffman, Vegetation Management Section Leader**

Ms. Hoffman stated that on August 14, 2024, the Board approved the award of the mowing contract to Toler Enterprises. The contract includes flat mowing for six cycles per year and slope mowing for two cycles per year across designated canal segments throughout the District.

Ms. Hoffman noted that the canal slopes were last mowed in October 2025, with the next scheduled slope mowing cycle planned for April 2026. Staff is recommending an increase to the contract to add a third annual cycle of slope mowing beginning in 2026, with slope mowing occurring annually in February, June, and October.

She explained that adding the third slope mowing cycle would increase the annual contract amount by \$79,635, raising the total annual value from \$308,010 to \$387,645. Ms. Hoffman confirmed that sufficient funds are budgeted in the current FY2026 budget and that the District retains the option to renew the contract for one additional year at this amount.

- **Denial of right-of-way permit application for variance to replace existing unpermitted dock and appurtenances exceeding size limits. Location: L-28 Canal, east of Congress Avenue, 1120 SW 28th Avenue, Boynton Beach (Project #RW-25-0250) – Nicole Smith, Permit Supervisor**

Ms. Smith briefed the board on the existing dock permit and explained the purpose of the variance request by the property owner. Ms. Smith stated that the property owner is requesting to exceed the policy requirements of the maximum of 250 sq. ft. for docks. Based on the existing configuration and proposed alternatives, staff is recommending denial of the variance request.

- **Denial of right-of-way permit application by Polo Capital, LLC requesting a variance of permitting policies to authorize newly constructed electrical gates and appurtenances to remain in the S-9 Canal right-of-way. Location: S-9 Canal, west of State Road 7, south of Osprey Pond Lane (Project #RW-25-0221) – Nicole Smith, Permit Supervisor**

Ms. Smith briefed the Board on the status of a culvert installation permit issued in October 2024 for work within the S-9 Canal. She explained that, pursuant to permit conditions, the permittee has two years from the permit issuance date of October 15, 2024, to restore the eastern bank of the canal to the approved design section. Subsequently, the permittee installed unauthorized encroachments within the right-of-way way, including a gate, fencing, a hedge, and electrical panel. The hedge and electric panel have been removed; however, the permittee is requesting a variance to retain existing encroachments.

Ms. Smith stated that the variance application was submitted in September 2025. Staff issued a request for additional information, including a survey, permits from other agencies, and detailed responses to required evaluation criteria. While the required survey was provided, the permittee indicated that no permits from other agencies were obtained. Staff determined that the proposed gate location conflicts with the District's right-of-way, lacks supporting easements, and presents operational constraints.

She further reported that a Notice of Violation was issued in April 2025, followed by multiple onsite meetings in June 2025 to address compliance. Canal restoration work is anticipated to be completed by May 31, 2026, following the conclusion of the polo season. Staff is recommending denial of the variance request.

- **Approval to accept fee-simple ownership of ~30 acres encompassing the existing LWDD Horticultural Waste Disposal Site and terminate the existing lease over the ~100-acre site. Location: East of L-40 Canal, north of L-36½W Canal, 1.25 miles west of Highway 441 (Project #RI-25-0059) – Reagan Walker, Assistant Executive Director**

As a follow up to a previous board item, Ms. Walker briefed the Board regarding a proposed donation of approximately 30 acres associated with the District's horticultural site. She explained that acceptance of the donation would involve termination of the existing long-term lease over the ~100-acre site and conveyance of fee simple ownership of the 30-acre portion to the District.

Ms. Walker advised that a recent appraisal valued the property at approximately \$5 million and that staff and counsel reviewed the appraisal and found it to be acceptable. The property owner has requested consideration by the Board regarding acceptance of the donation.

Ms. Walker outlined three potential options for the Board's consideration: (1) decline the donation and leave the existing lease in place; (2) accept the donation of the 30-acre horticultural site in fee; or (3) explore potential future uses involving the remaining wetland acreage, which would require additional analysis and investment.

Ms. Walker noted that the horticultural site has ongoing operational value to the District and that acceptance of the donation would be subject to a final survey, subdivision of the property and assurance that all access and easements are unaffected. She stated that staff will prepare a recommendation for the Board following further review.

4. Staff Reports

Mr. Chris Johnson, Director of Finance, stated that he will provide a brief investment update at the next meeting, followed by a comprehensive investment update at the February board meeting.

5. Board Reports & Comments

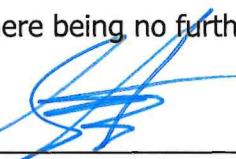
There were no additional board comments.

6. General Public Comment

There was no public comment.

7. **Adjourn**

There being no further business, the meeting was adjourned at 9:51 AM.


President – Steve Bedner


Recording Secretary – Sandra Acosta