


**Annual Aquatic Maintenance Contract**  
**North Basin** (S-1, S-2, S-3, L-1, L-2, L-3, L-4, E-3 ½-8, & portions of the PBIAW, E-1, E-2 & E-3 Canals)  
 &  
**Boca SE Basin** (L-40E, E-3 ½-2 & portions of L-46, L-47, L-48, L-49 & L-50)  
 RFB No. 22-10352L.08  
 Anthony LasCasas, PE, Director of Operations & Maintenance  
 Board Workshop – April 5, 2022  
 Agenda Item #3



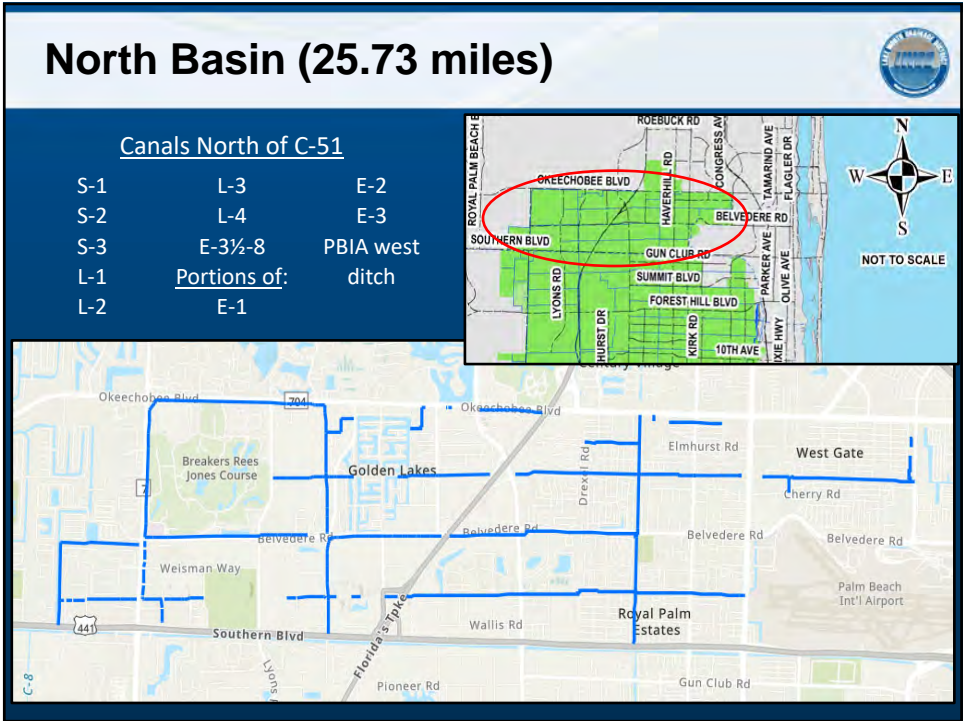
1

**North Basin & SE Boca Basin Canals**

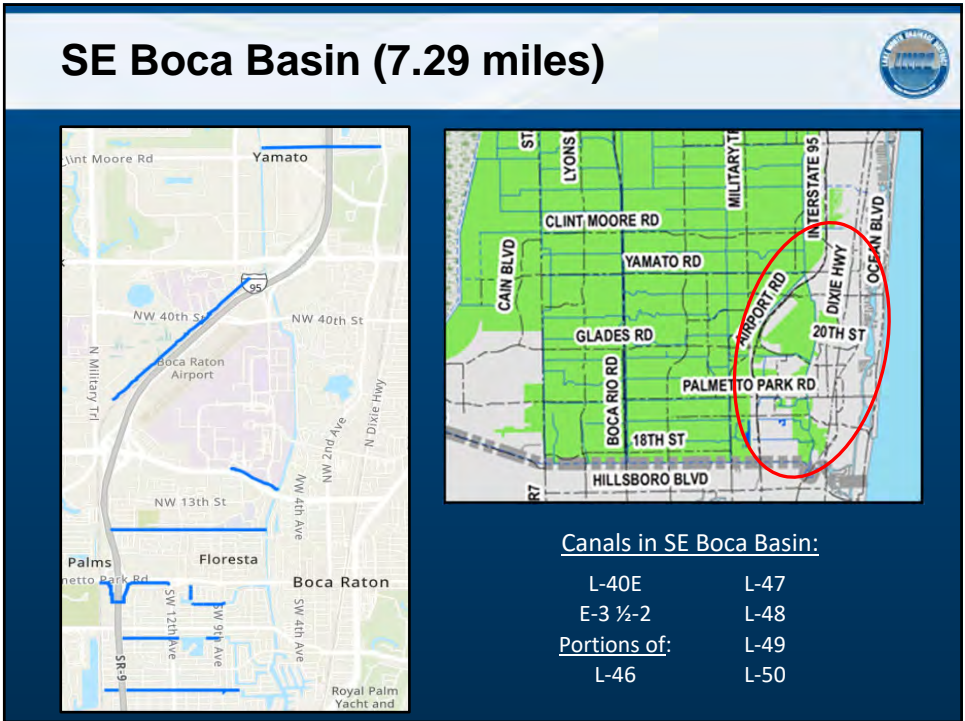
- Annual contract for Aquatic Vegetation Control; continuous maintenance of 33 miles of canal with regular inspections
- Previously bid and awarded in 2021; Contractor unable to renew under existing terms due to significant increase in the cost of herbicides
- In accordance with the RFB and prior Board authorization, the Contract may be renewed annually but must be re-bid after 3 years



2



3



4

## Initial Considerations for Contract Work

- Increased maintenance requirements of cleared CRP areas with limited ROW access; ~115 miles of cleared ROW requires additional resources for terrestrial treatment
- Staffing and resource limitations (retirements, Covid-19, labor market)
- Contracted areas are self-contained and isolated from the balance of the District
- Contracted areas represent the furthest areas to mobilize District crews and equipment
- Tracking maintenance costs for canals in SE Boca Basin for potential future transfer to City of Boca Raton

5

## LWDD Expenditures - Aquatics

EXPENSES	FY21	FY20	FY19	AVERAGE
SALARIES/WAGES				
Total SALARIES/WAGES	\$668,895.95	\$684,858.78	\$636,237.21	\$663,330.65
ADMINISTRATIVE				
Total ADMINISTRATIVE	\$23,864.27	\$22,692.72	\$24,396.80	\$23,651.26
UTILITIES				
Total UTILITIES	\$0.00	\$0.00	\$0.00	\$0.00
FIELD OPERATIONS & MAINTENANCE				
Total FIELD OPERATIONS & MAINTENANCE	\$427,485.13	\$577,190.38	\$602,736.01	\$535,803.84
EXPENDABLES				
Total EXPENDABLES	\$23,203.90	\$20,322.41	\$23,089.47	\$22,205.26
CONTRACT WORK				
Total CONTRACT WORK	\$3,476.00	\$3,476.00	\$5,214.00	\$4,055.33
CAPITAL EXPENDITURES				
Total CAPITAL EXPENDITURES	\$51,041.68	\$24,633.15	\$8,493.87	\$28,056.23
<b>Total EXPENSES</b>	<b>\$1,128,959.23</b>	<b>\$1,333,173.44</b>	<b>\$1,300,167.36</b>	<b>\$1,277,102.58</b>
<b>COST PER MILE</b>	<b>\$2,361.80</b>	<b>\$2,608.95</b>	<b>\$2,544.36</b>	<b>\$2,505.00</b>

6

FY21 (initial) - Bid Results				
Company Name	North Basin Bid	SE Boca Basin Bid	Total Bids	Total Cost per Mile
Enviroscapes Plus, Inc.	\$52,187	\$16,820.70	<b>\$69,007.70</b>	<b>\$2,091.14</b>
Aquatic Vegetation Control	\$97,600	\$34,000.00	\$131,600.00	\$3,987.88
NaturChem	\$116,462	\$37,537.50	\$153,999.50	\$4,666.65

Enviroscapes Plus, Inc. successfully monitored, treated and maintained a total of 33 miles of canals, to a minimum standard of 90% free of aquatic vegetation from April 2021 thru March 2022.

7

FY22 (current) - Bid Results				
	Company Name		Bid	Cost Per Mile
1.	<b>Cardno</b>	On-Line Bid	<b>\$93,000</b>	<b>\$2,818.18</b>
2.	Kerner Environmental Services	Direct Bid	\$120,360	\$3,647.27
3.	Airboat Addicts	Direct Bid	\$127,584	\$3,866.18
4.	Clarke	On-Line Bid	\$128,405	\$3,891.06
5.	Wetlands Management	On-Line Bid	\$134,370	\$4,071.82
6.	K&S Services of South Florida	On-Line Bid	\$135,900	\$4,118.18
7.	Enviroscapes Plus	On-Line Bid	\$138,000	\$4,181.82
8.	DeAngelo Contracting Services	On-Line Bid	\$157,200	\$4,763.64
9.	Aquatic Vegetation Control	On-Line Bid	\$217,350	\$6,586.37
10.	Aquatic Control Group	On-Line Bid	\$507,785.85	\$15,387.45
11.	Stone's Aquatic & Algae Control	Direct Bid	Non-responsive	N/A

Median Value of \$135,135      Average Mean \$175,995

8

## LWDD vs. Cardno Bid Proposal



<u>Enviroscapes 2021 Contract</u>	=> \$65,007 annually	=> <b>\$2,091 per mi/yr</b>
<u>Average LWDD Cost per mile</u>		=> <b>\$2,505 per mi/yr</b>
<u>Cardno 2022 Bid Proposal</u>	=> \$93,000 annually	=> <b>\$2,818 per mi/yr</b>
<u>Difference (LWDD avg vs Cardno 2022 bid)</u>		<b>\$313 per mi/yr</b>
<u>Annual Cost of Contract Difference</u>		<b>\$10,335/yr</b>

9

## Considerations for Contract Continuation



- Staffing levels improving; crew nearly fully staffed at original levels; 3 aquatic assistants working towards licensing
- However, maintenance requirements of cleared CRP areas with limited ROW access continues to increase; ~115 miles of cleared ROW requires additional resources for terrestrial treatment
- Contracted areas are self-contained and isolated from the balance of the District; represent the furthest areas to mobilize District crews and equipment
- Tracking maintenance costs for canals in SE Boca Basin for potential future transfer to City of Boca Raton

10

## Staff Recommendation



- Approval to award bid to Cardno in the amount of \$93,000 and authorization to enter into a Contract for 1 year with the option for 2 additional annual renewals (3-year total) for aquatic vegetation control services within:
  - **North Basin** (S-1, S-2, S-3, L-1, L-2, L-3, L-4, E-3 ½-8, portions of the PBIAW, E-1, E-2 & E-3 Canals)
  - **Boca SE Basin** (L-40E, E-3 ½-2 & portions of L-46, L-47, L-48, L-49 & L-50)

**LAKE WORTH DRAINAGE DISTRICT  
RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE LAKE WORTH DRAINAGE DISTRICT BOARD OF SUPERVISORS AUTHORIZING THE DISTRICT'S EXECUTIVE DIRECTOR AND DESIGNATED STAFF TO ESTABLISH A NEW BANK ACCOUNT FOR DESIGNATED CAPITAL PROJECT FUNDS.**

**WHEREAS**, the Lake Worth Drainage District (District) Board of Supervisors at its regular monthly meeting on June 9, 2021 approved Resolution No. 2021-02 directing that all revenues generated from the sale of development rights in the Agricultural Reserve be directed to capital projects for the sole purposes of advancing the District's flood control, water supply protection and hazard mitigation issues, including Alternative Water Supply (ASR) projects; and

**WHEREAS**, the District Board of Supervisors at its regular monthly meeting on February 16, 2022 approved the transfer of uncommitted funds totaling \$8 million to a Capital Projects Fund to support future ASR projects; and

**WHEREAS**, it is in the best interest of the District to establish a new bank account to deposit all funds designated for ASR and other capital projects; and

**WHEREAS**, the Lake Worth Drainage District (District) Board of Supervisors must authorize staff to establish any new bank accounts; and

**WHEREAS**, in order for a financial institution to accept Florida public funds for deposit, they must have status as a qualified public depository, known as a QPD. A QPD is defined as a financial institution that 1) has a branch office authorized to receive deposits in Florida and FDIC deposit insurance, 2) meets the requirement of Chapter 280, Florida Statutes, and 3) received the designation by the Department of Financial Services as a QPD; and

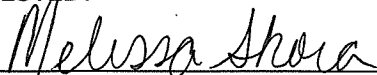
**WHEREAS**, Synovus Bank has received the designation of a QPD and is currently listed as an active participant as of September 30, 2021, and is offering a rate of return that exceeds any rates we are currently being offered by other financial institutions.

**NOW, THEREFORE, BE IT RESOLVED:** The Board of Supervisors hereby approves and grants the following designated staff authority to establish a new account with Synovus Bank for capital project purposes, including ASR projects:

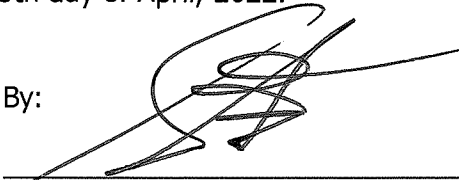
- Tommy Strowd, Executive Director / Secretary
- Reagan Walker, Assistant Executive Director / Assistant Secretary
- Karen M. Hoyt, Director of Finance / Treasurer
- Melissa Wheelihan, HR Administrator

This Resolution adopted at the monthly workshop meeting of the Board of Supervisors of LAKE WORTH DRAINAGE DISTRICT this 5th day of April, 2022.

ATTESTED:

  
\_\_\_\_\_  
Recording Secretary

By:

  
\_\_\_\_\_  
Stephen Bedner, President

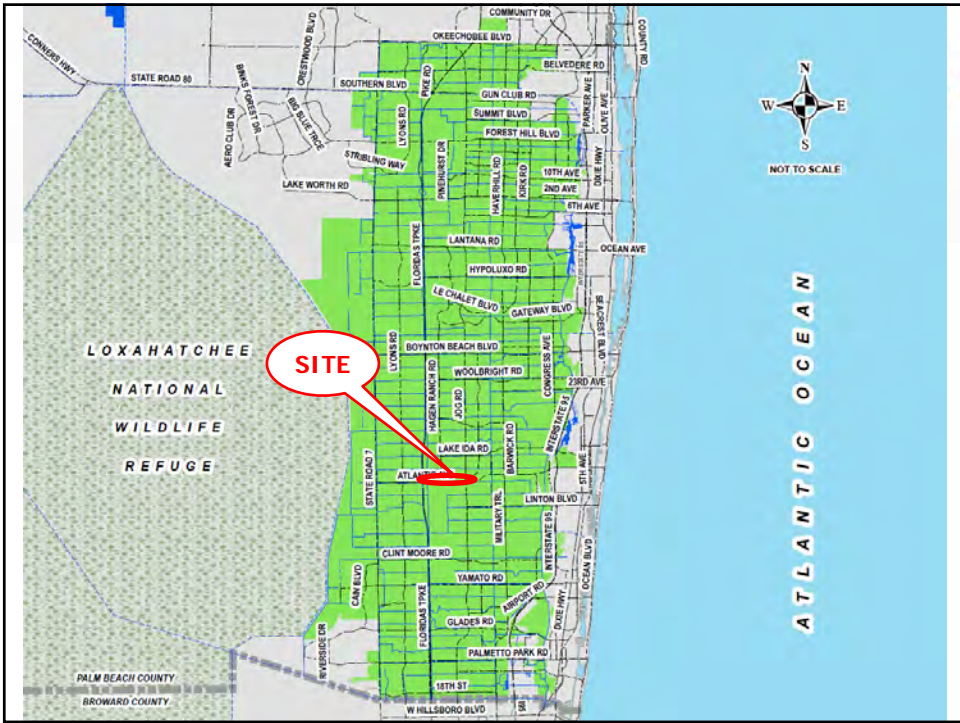
**Approval of FDOT’s Conceptual Design for Atlantic Avenue Roadway Widening and L-34 Canal Modifications Including Sale of Surplus & Reduction of Canal Right-of-Way and Piping of Canal from West of Florida’s Turnpike to just East of Jog Road (RI-19-0123)**

David Bends, P.S.M., Project Surveyor  
Governing Board Meeting – April 13, 2022  
Agenda Item #5



1

**DRAFT**



2

## Conceptual Design

- The Florida Department of Transportation (FDOT) has initiated a Project Development and Environment (PD&E) Study and is pursuing construction of the subject roadway project
- The project necessitates the acquisition of a portion of LWDD's L-34 Canal right-of-way; together with the acquisition of real property on the north side of Atlantic Avenue
- The project necessitates piping portions of the L-34 Canal in areas with less than a 75' right-of-way required for proper maintenance of an open channel
- FDOT and its consultant Scalar Consulting Group, Inc. seek to formalize their understanding with LWDD of each party's duties, responsibilities, and obligations concerning the design, acquisition, ownership, and maintenance responsibilities of the L-34 Canal right-of-way with a Memorandum of Agreement (MOA) to be drafted and finalized at a future date


3

# DRAFT

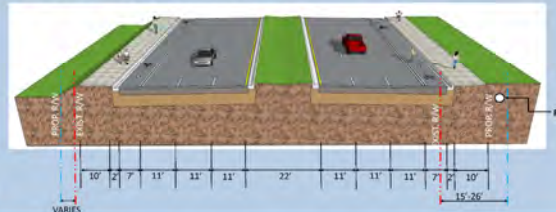
## Alternative 1: Best Fit Alignment – Proposed Typical Sections

06

**SEGMENT 1: TURNPIKE TO CUMBERLAND DRIVE**



**SEGMENT 2: CUMBERLAND DRIVE TO JOG ROAD**



**6-Lane Urban Typical Section**

- Design/Posted Speed = 45 mph
- 11' wide lanes
- 22' wide median
- 7' wide buffered bicycle lanes
- 10' wide sidewalks

\*Dual 54" culverts or 30" x 3' box culvert to replace canal where R/W is less than 75-ft:  
1. Eagle Point Drive to Legends Way  
2. 370-ft west of Michelangelo Boulevard to 75-ft east of Michelangelo Boulevard

4



## Background



- LWDD owns and operates the L-34 Canal which consists of fee simple and exclusive easement right-of-way 90' to 95' in width from E-2E Canal to King's Point
- LWDD owns and operates the L-34 Canal which consists of fee simple right-of-way approximately 22' to 26' in width from the west line of King's Point Plat No. One to 500' west of Jog Road
- In 1993, LWDD quit-claimed the L-34 right-of-way from Jog Road to 500' west to accommodate intersection improvements

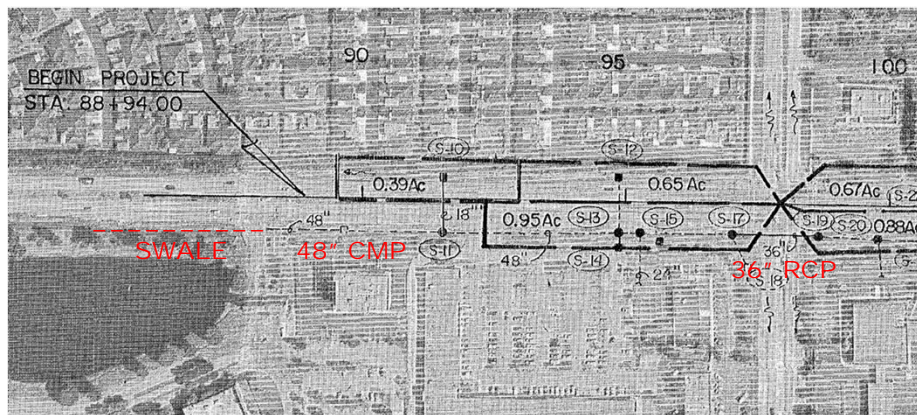
7

# DRAFT

## Background




- Roadway Plans from 1993 show existing 48" CMPs on the west side of Jog Rd; extending 800' west out-falling into an 8' swale, and a proposed 36" RCP under Jog Rd



8

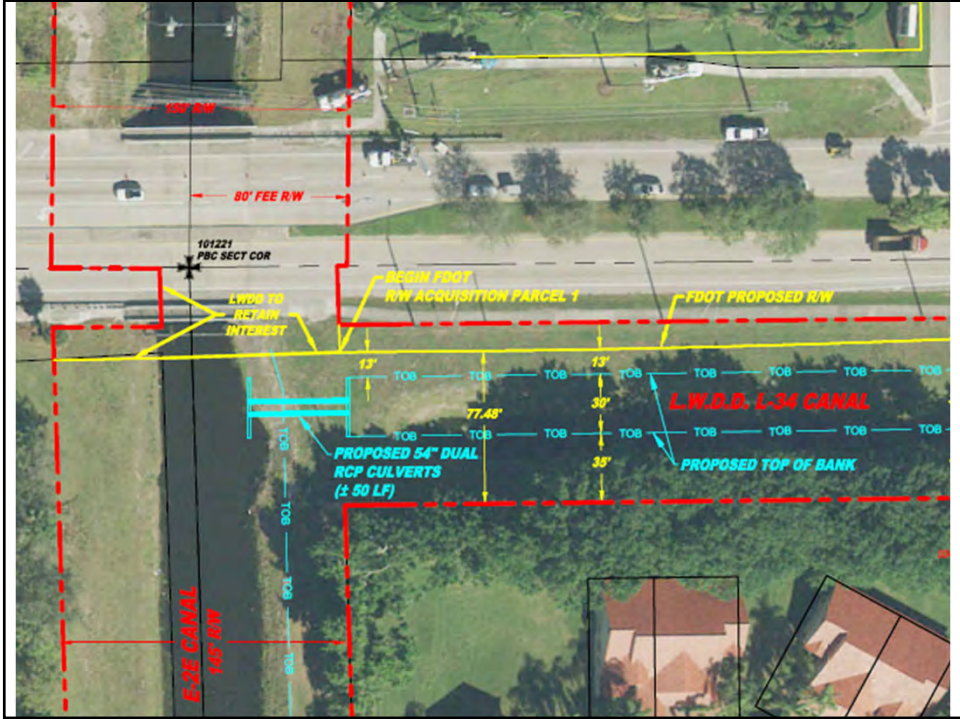
## FDOT Request



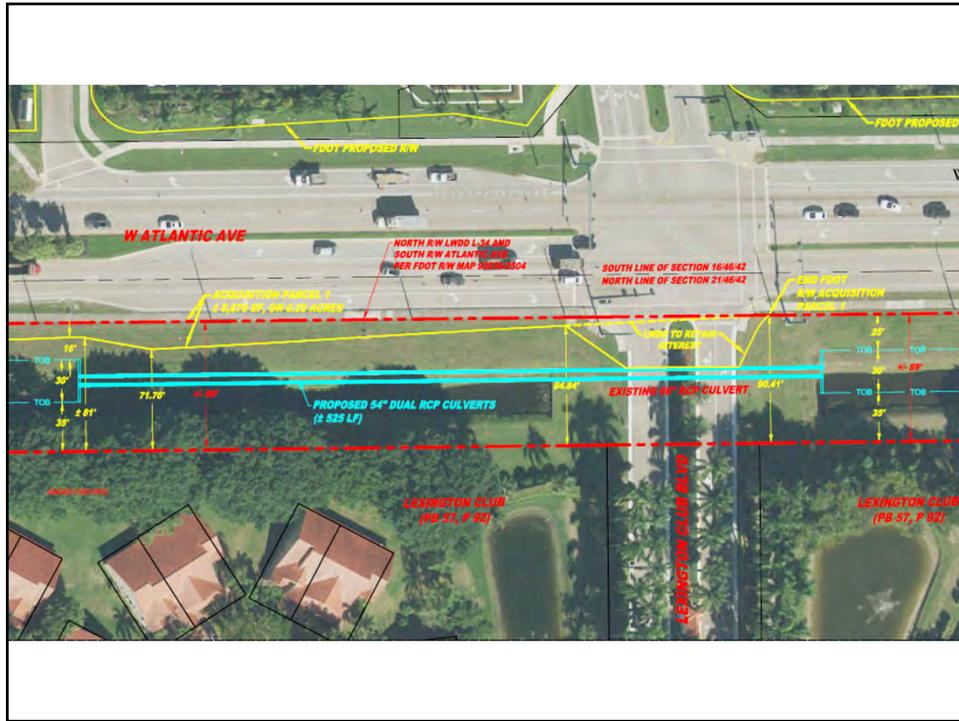
- Approval to surplus and sell a portion of the L-34 Canal right-of-way necessary for the roadway widening at fair market value from E-2E Canal to east of Jog Road, Containing 3.99 Acres, more/less
- Approval to abandon the L-34 Canal necessary for the roadway widening from the west line of King's Point Plat No. 1 to the eastern terminus of the L-34 Canal (500' west of Jog Road)
  - FDOT to assume ownership and all maintenance obligations of the existing culverts and drainage system and continue to accept existing drainage from surrounding properties.
  - FDOT & LWDD to extinguish Maintenance Agreement in ORB 11868, Page 301
- Approval to pipe the L-34 Canal with 54" dual reinforced concrete Pipes (RCP) in three areas where a 75' minimum right-of-way could not be achieved for proper canal maintenance by LWDD
  - Area 1 (525' LF)— approximately 100' east to 425' west of Lexington Club Blvd (Required for turn lane)
  - Area 2 (1600'LF)—approximately 900' east to 700' west of Hagen Ranch Rd (Required for Hagen Ranch Rd expanded intersection)
  - Area 3 (445' LF)— approximately 75' east to 370' west of Michelangelo Blvd (Required for turn lane)

9

# DRAFT

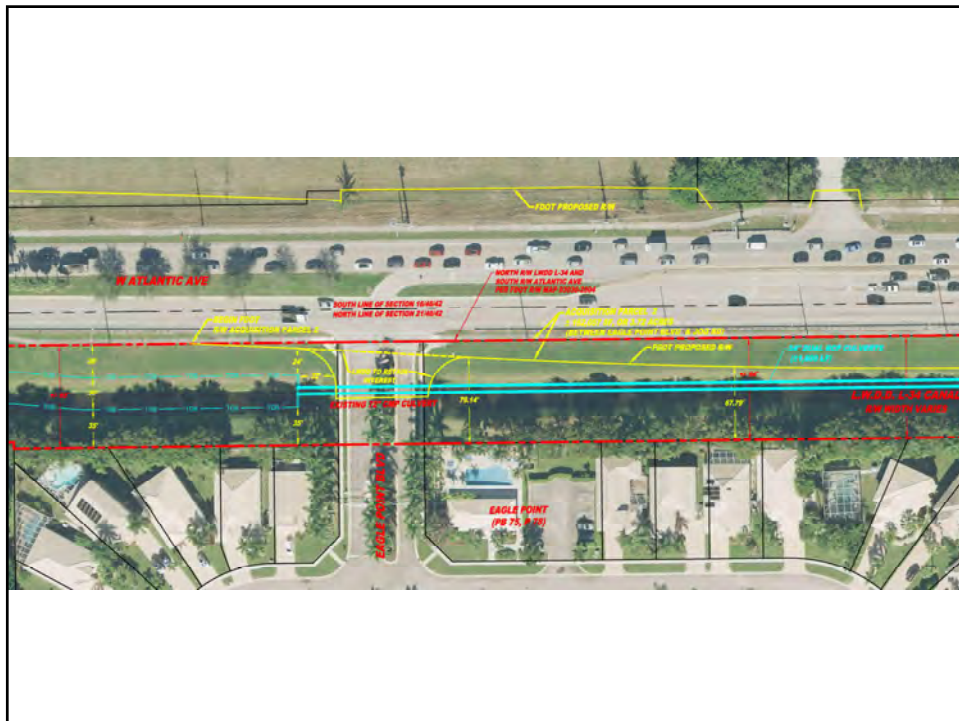


10

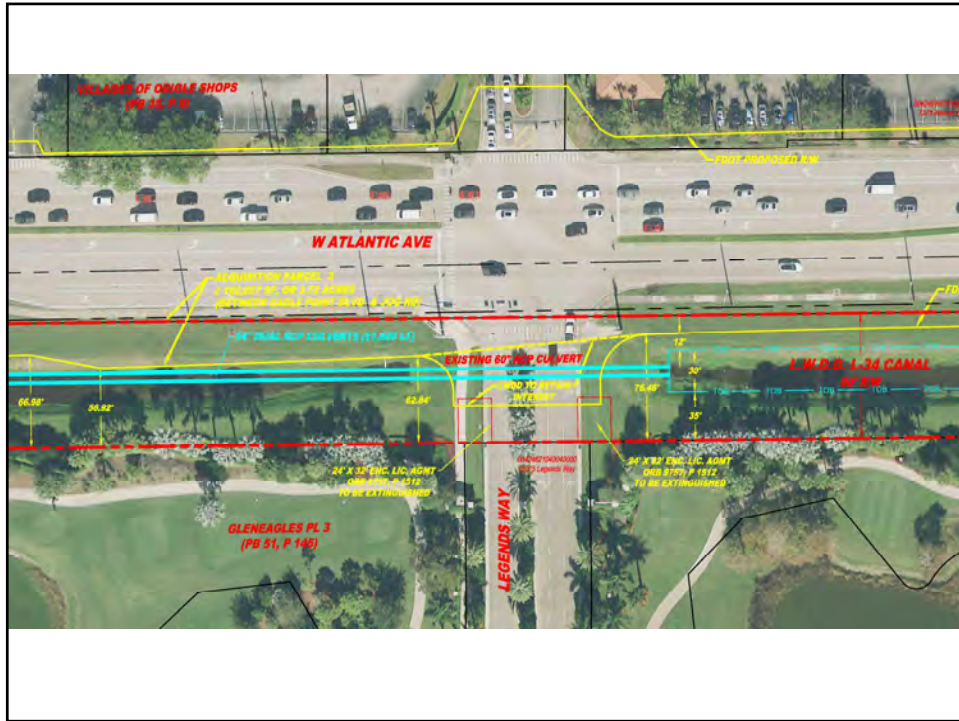


11

DRAFT

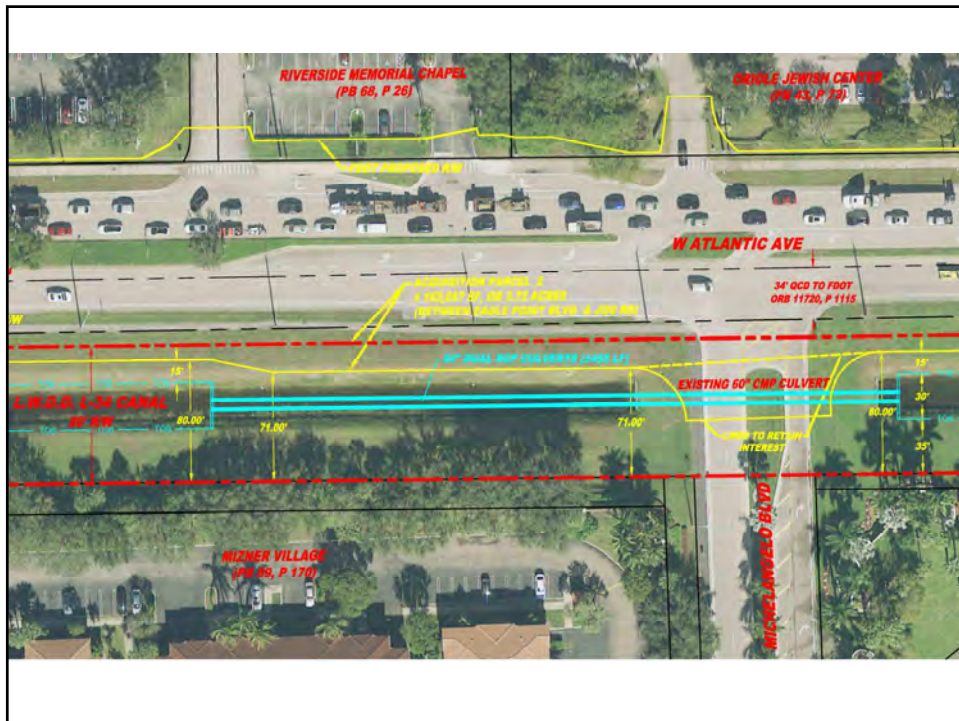


12

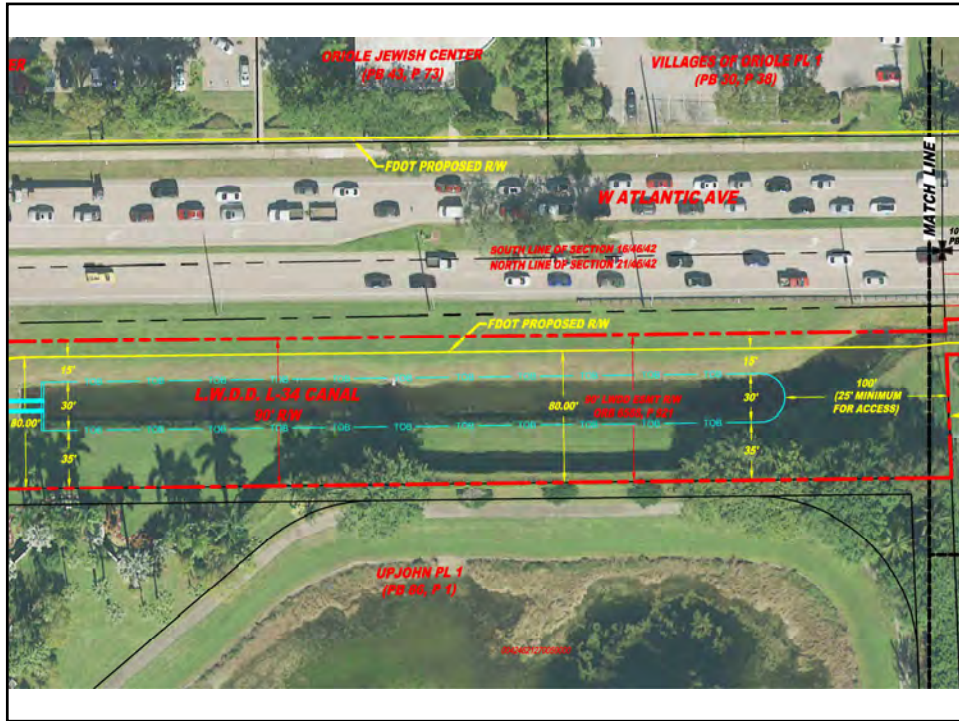


13

# DRAFT

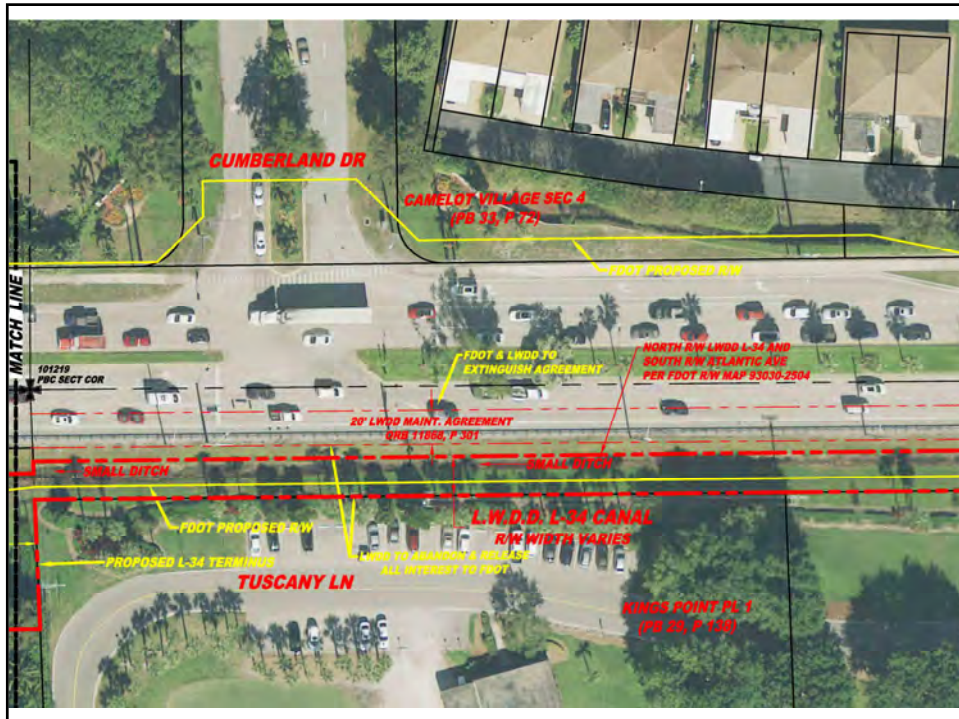


14

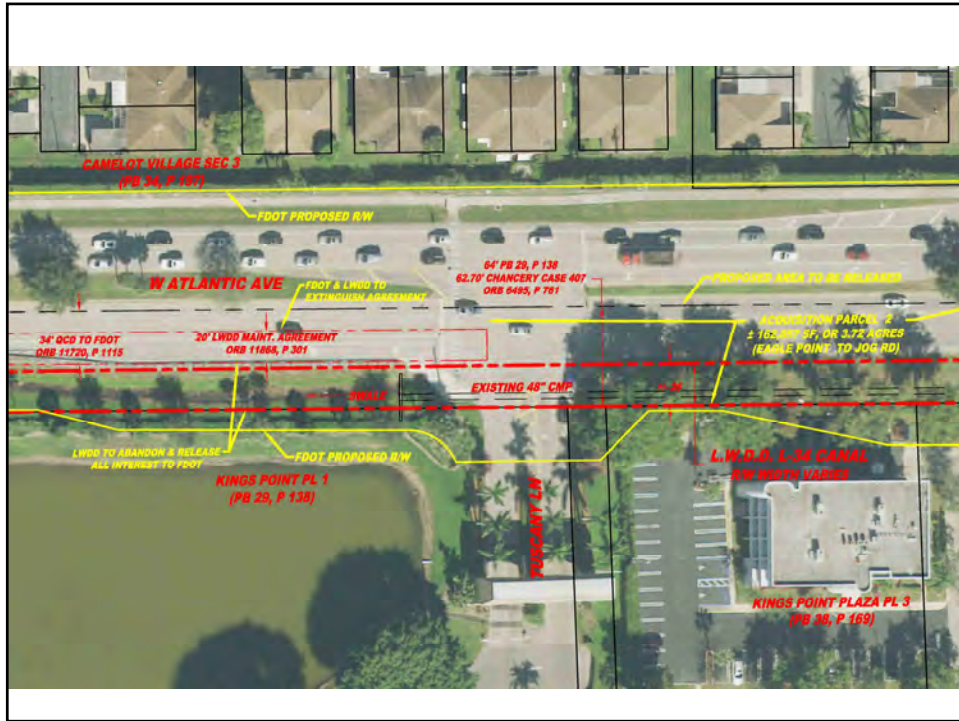


15

# DRAFT

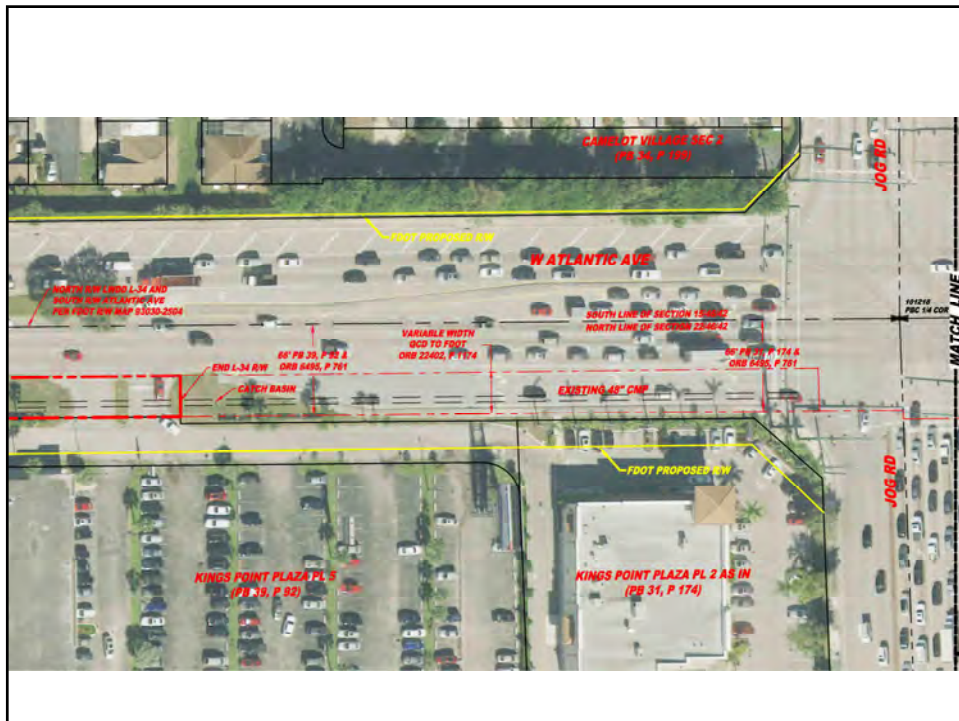


16

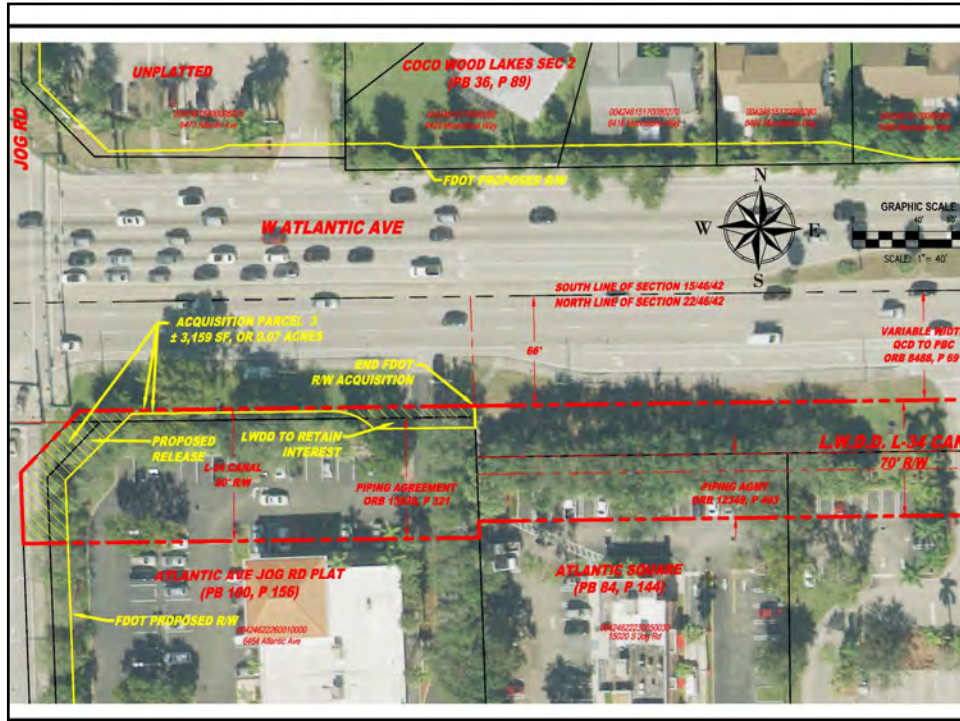


17

# DRAFT



18



19

# DRAFT

**FDOT (Permittee) Responsibilities and Maintenance Obligations** **LWDD**  
LAKE WORTH DRAINAGE DISTRICT

- Permittee is subject to all fees and conditions and maintenance obligations set forth in the right-of-way permit to pipe portions of the L-34 Canal including quarterly mowing on an annual basis
- FDOT is responsible for all costs associated with the construction of the roadway improvements and canal piping modifications

20

## Canal Modification Requirements



- Shift the heavy maintenance berm currently on the north side of the channel to the south side and provide a 35' continuous maintenance berm
- Rip-Rap or other permitted material that may be required to armor the canal bank to prevent scour where the canal transitions and 25' beyond headwalls
- Drop curb (14' in width) centered on the maintenance berms on the north and south sides of the canal at road crossings and through medians
- Sidewalks (6" thick) through canal right-of-way
- Vegetative side trimming (25-foot vertically) along the south canal right-of-way line and removal of all vegetation on the south side of the canal that may exist throughout the project limits to provide 35' unencumbered access
- Removal of all above ground encroachments on the south side of the canal that may exist to provide 35' unencumbered access

21

# DRAFT

## Draft Memorandum of Agreement



- FDOT shall control all right-of-way during the construction of the Project.
- FDOT shall grant access to LWDD to maintain the canal in the event of an emergency.
- FDOT will include in the construction contract, the proposed permit to be issued by LWDD which contains conditions set forth in the agreement.

22

## Draft Memorandum of Agreement



- LWDD shall execute conveyance and other documentation to transfer ownership of the canal right-of-way to FDOT prior to construction.
  
- LWDD shall continue its maintenance responsibilities for those portions of canal right-of-way in areas providing a minimum 75-foot right-of-way and continuous access within a minimum 10-foot maintenance berm on the north side
  
- The project shall be complete within 10 years of MOA execution, or as extended by the parties.

23

# DRAFT

## Staff Recommendation



- Approval to surplus and sell that portion of the L-34 Canal right-of-way necessary for roadway widening at fair market value, containing approximately 3.99 acres, more/less
  
- Approval to abandon that portion of the L-34 Canal right-of-way (+/- 22' to 26' in width) from the west line of King's Point Plat No. One to east terminus and turn over maintenance responsibilities to FDOT

24

## Staff Recommendation



- Approval to pipe the L-34 Canal in the three areas as presented
- Approval of FDOT's conceptual design for Atlantic Ave roadway widening and L-34 Canal modifications
- Approval for staff to formalize a Memorandum of Agreement (MOA) with the FDOT to be approved by the Board at a future date

25

# DRAFT

## Subject to:




- Board approval of Memorandum of Agreement and final design
- Board approval of fair market value based on an appraisal to be provided by FDOT
- An analysis confirming no net loss of hydraulic capacity from the existing design section
- A minimum of fifteen feet (15') clear unobstructed access at all four (4) quadrants of any crossing
- FDOT and its consultants seeking approval from staff for all modifications within the canal right-of-way prior to the final design
- All permitting fees, conditions, and maintenance obligations

26

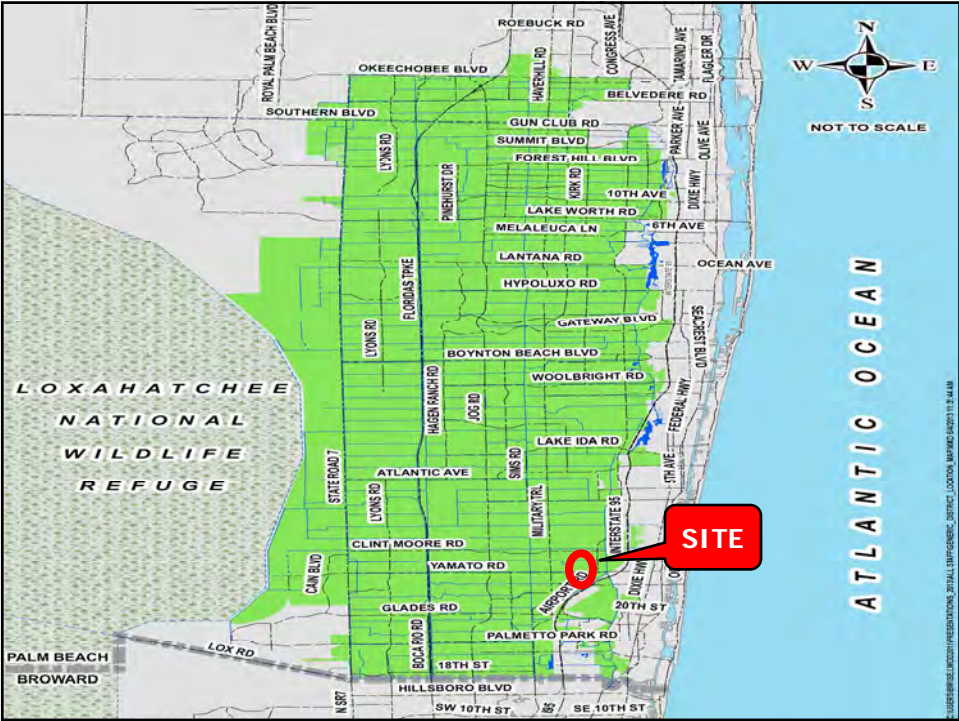
**AKF3 Yamato, LLC**  
**Approval to Release Chancery and Reservations**  
**1001 W. Yamato Road**  
**Project # RI-22-0031**  
 April 13, 2022

Dave Bends  
 Project Surveyor



1

# DRAFT



2

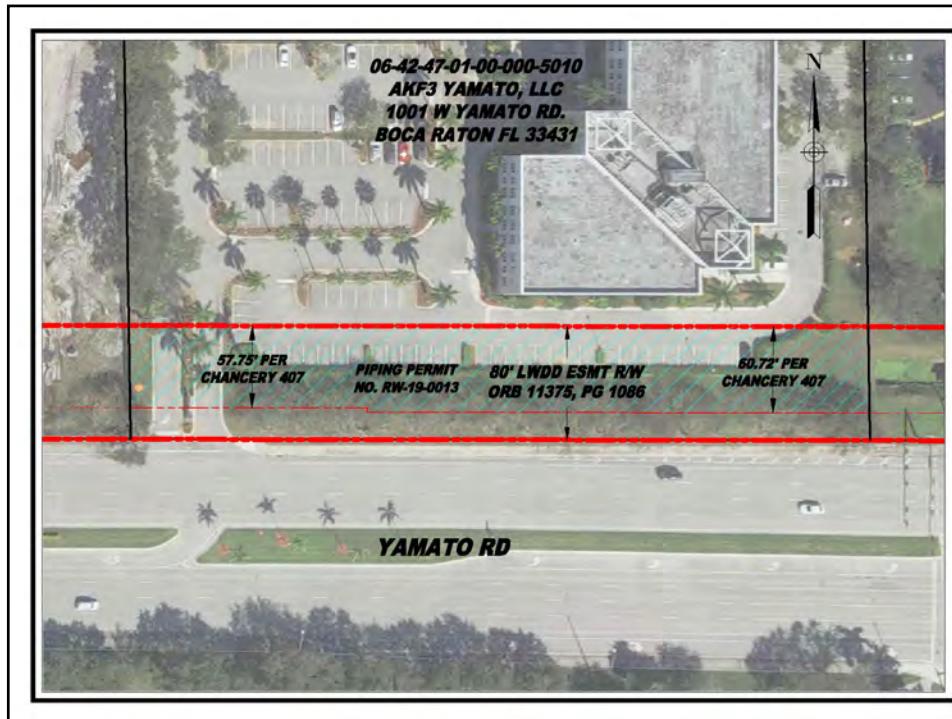


3

# DRAFT



4



5

# DRAFT

## Background



- June 1915 Chancery Case 407 – The north 57.75' of the NW ¼ of the NW ¼; together with the north 60.72' of the NW ¼ of the NE ¼ of Section 12/47/42 was taken for canal right-of-way, which includes those portions within the subject property
- September 1999 - LWDD was conveyed an Exclusive Easement for the L-42 Canal over chancery interest
- March 2022 – LWDD received a request to clear title by issuing a quit-claim deed for the Chancery Case 407

6

## Staff Recommendation



- Approval to release LWDD's chancery and reservation interest in the subject property.
  
- Subject to:
  - Quit Claim Deed will be subject to LWDD's Exclusive Easement Deed, recorded in ORB 11375, Page 1086
  - \$250.00 Release Fee
  - LWDD Operating Policies

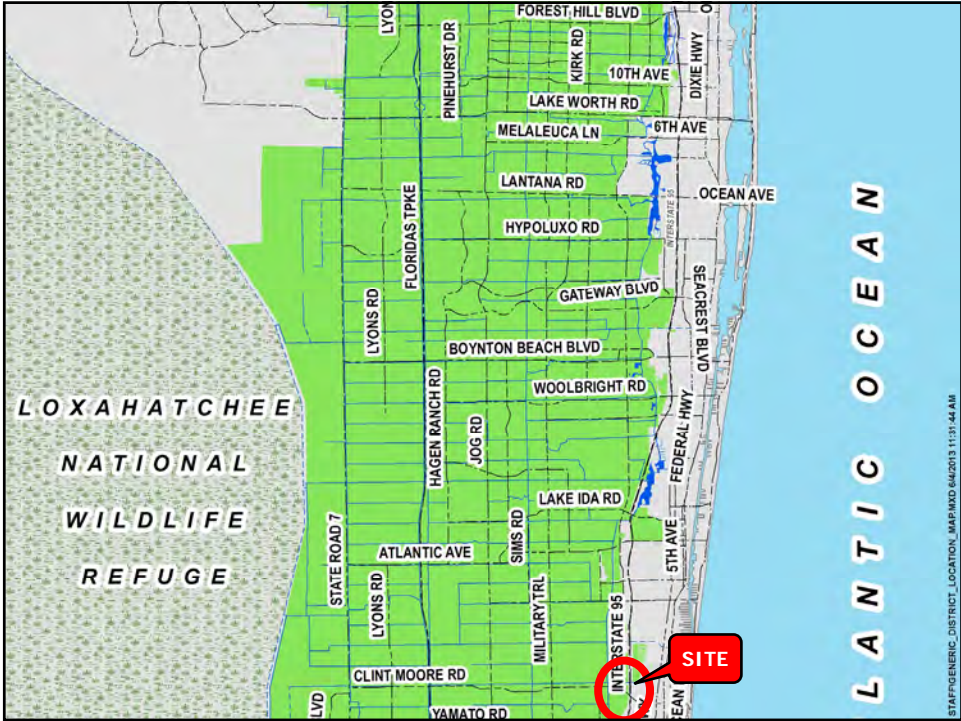
7

# DRAFT

**Right-of-Way Surplus & Sale Request**  
**SFRTA Yamato Road Tri-Rail Site**  
(RI-18-0108)  
Board Workshop, April 5, 2022  
Reagan Walker, Assistant Executive Director

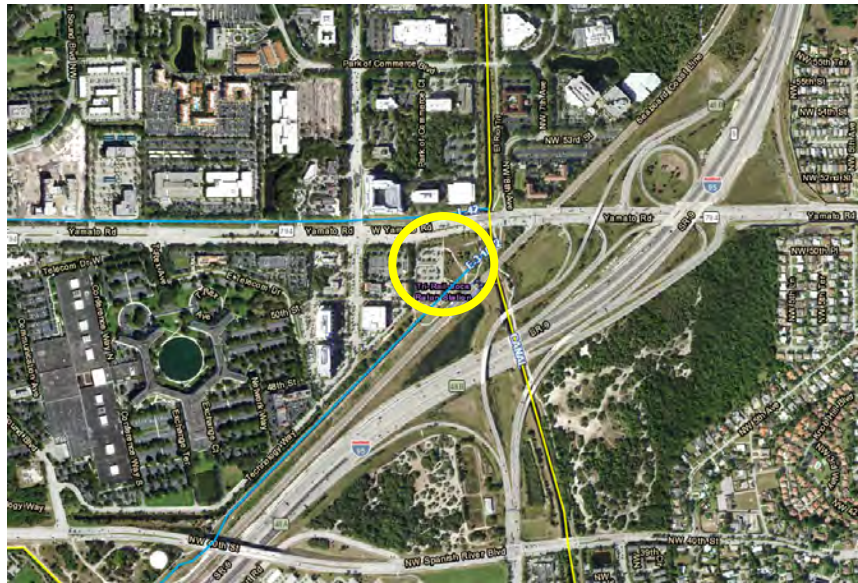


1



2

## E-3½-2 Canal




3

## Background

- In 2019, South Florida Regional Transportation Authority (SFRTA) solicited proposals for the development of the Boca Raton Tri-Rail station at Yamato Road and I-95
- LWDD approached by developers for use of right-of-way that bisects the subject Tri-Rail site, including purchase of right-of-way for use in density calculations
- In July 2019, Board approved surplus and sale of right-of-way subject to fair market value of \$32 per sq. ft./ \$1,393,920 per acre, an exclusive easement over LWDD property, and permitting policies for the existing piping agreement issued to SFRTA in October 2004 (~750 feet)
- Subsequently, SFRTA rejected lease proposals, and LWDD Board approval of surplus and sale expired in July 2020




4



## Background

- In December 2020, SFRTA solicited a new Request for Proposals for development of several Tri-Rail sites, including the Boca Raton site at Yamato Road
- In February 2021, LWDD again approached by developers (Related Group) regarding the potential use of right-of-way bisecting site; requested modification of existing Piping, Paving and Parking (PPP) Agreement not purchase of right-of-way for development units
- Board granted conceptual approval to modify the existing PPP Agreement and issue a Right-of-Way Permit to SFRTA subject to final approval of site plans by LWDD staff and Board of Supervisors and current LWDD Operating Policies, including updated fee schedule

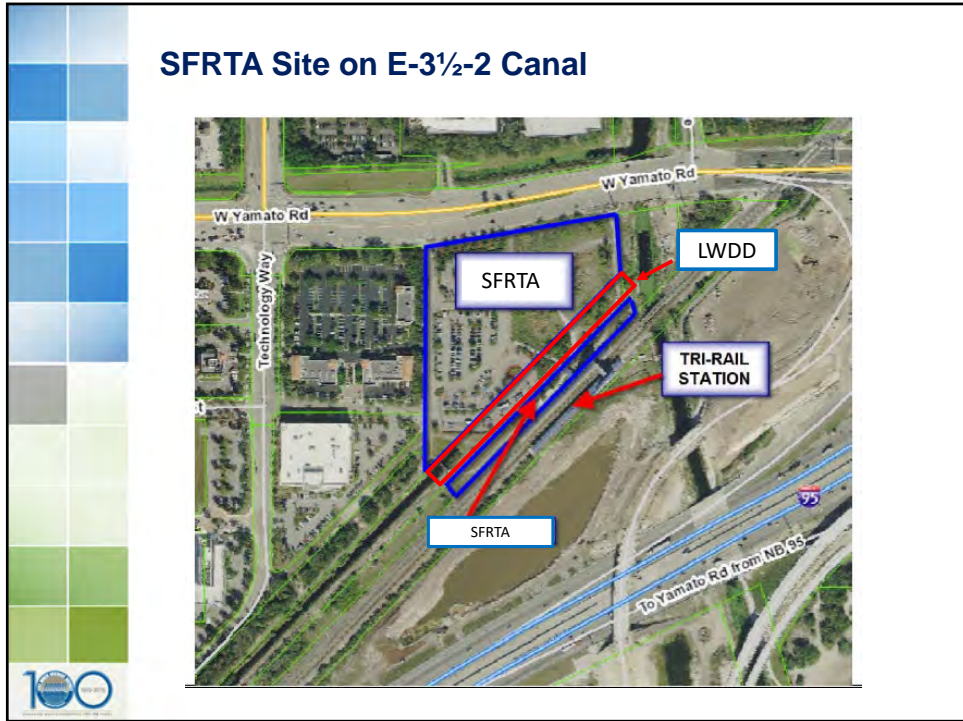
5



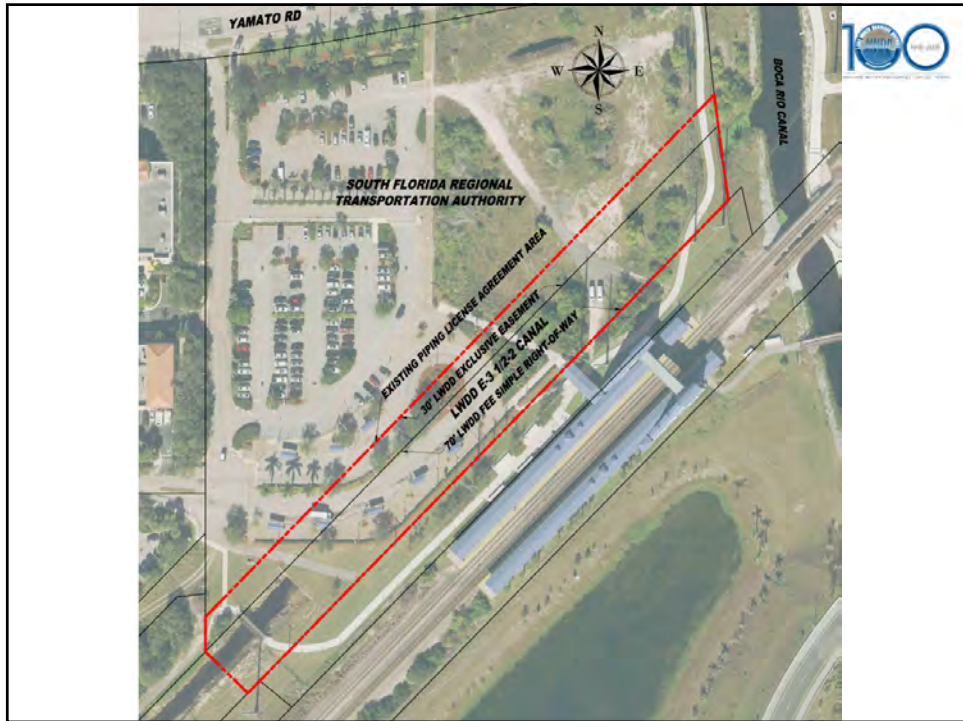
## SFRTA Yamato Road Tri-Rail Site Background

- In early 2022, SFRTA Board selected 13<sup>th</sup> Floor as preferred proposal subject to negotiations
  - Proposed lease terms include a 90-year lease with annual rent of ~\$500K per year, subject to annual escalations and market rent resets based on average market value
- 13<sup>th</sup> Floor contacted LWDD to request purchase 90,582 sq ft (~2.0 acres) of LWDD right-of-way adjacent to the site for \$2,266,629
  - Propose to incorporate right-of-way into overall site footprint and use associated development units on the property

6



7




8



9




10



### Updated Appraisal

- Updated appraisal provided by S.F Holden, Inc.
- Appraisal conducted using the Across the Fence methodology based on a multifamily use at a maximum density of 20 units per acre as permitted by the Planned Mobility land use designation
- Appraised value per acre - \$1.1 Million per acre
- LWDD rejected appraisal comps and current offer



11



### E-3 $\frac{1}{2}$ -2 Canal Right-of-Way Looking north at SFRTA site



12