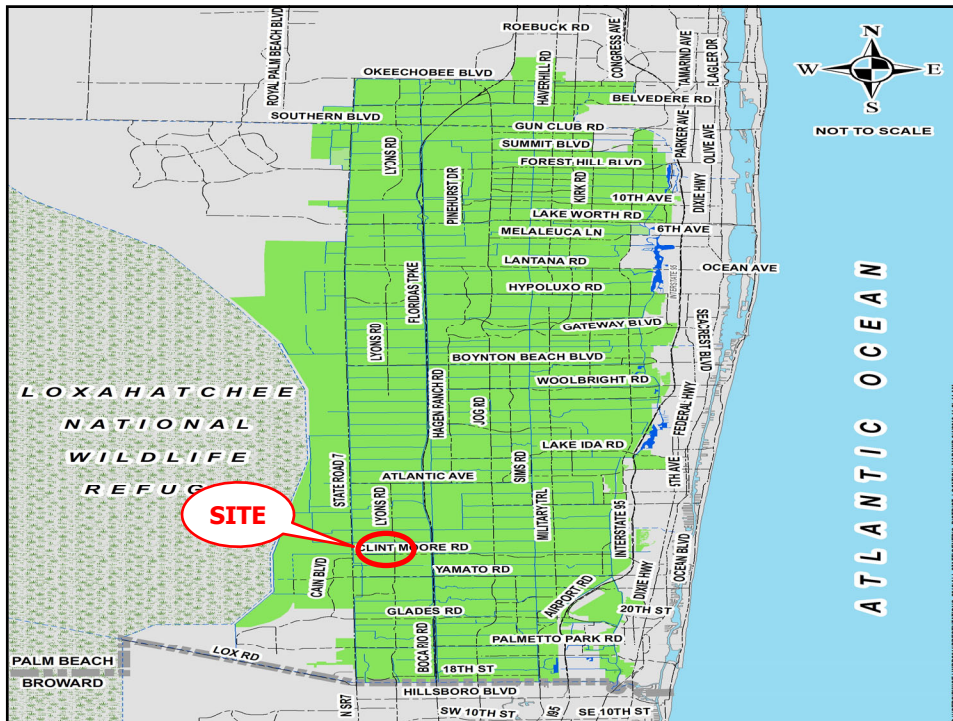


**Approval to allow the installation of Two (2)  
Temporary Monitoring Wells within the L-40 Canal  
Right-of-Way ~2,750' east of SR-7**  
LWDD Project No. RW-24-0034

Nicole Smith, Permit Supervisor  
Governing Board Meeting – April 17, 2024  
Agenda Item #8



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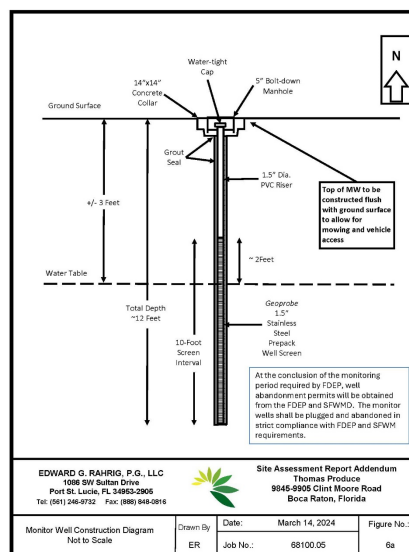
## Background



- Toll Brothers, Inc. is acquiring property at 9845-9905 Clint Moore road; on the east side of E-1 Canal, north side of the L-40 Canal
- FDEP requested Toll Brothers, Inc. to install and sample shallow groundwater monitor wells within the L-40 Canal Right-of-Way
- Samples will be collected as required by FDEP
- When monitoring is done as determined by FDEP, the wells will be removed/abandoned and the right-of-way restored
- Monitoring Wells will not impede LWDD access or maintenance operations
- Monitoring Wells will be installed using Geoprobe direct push technology
- Monitoring Well installation, sampling, and abandonment will be completed at the expense of Toll Brothers, Inc.

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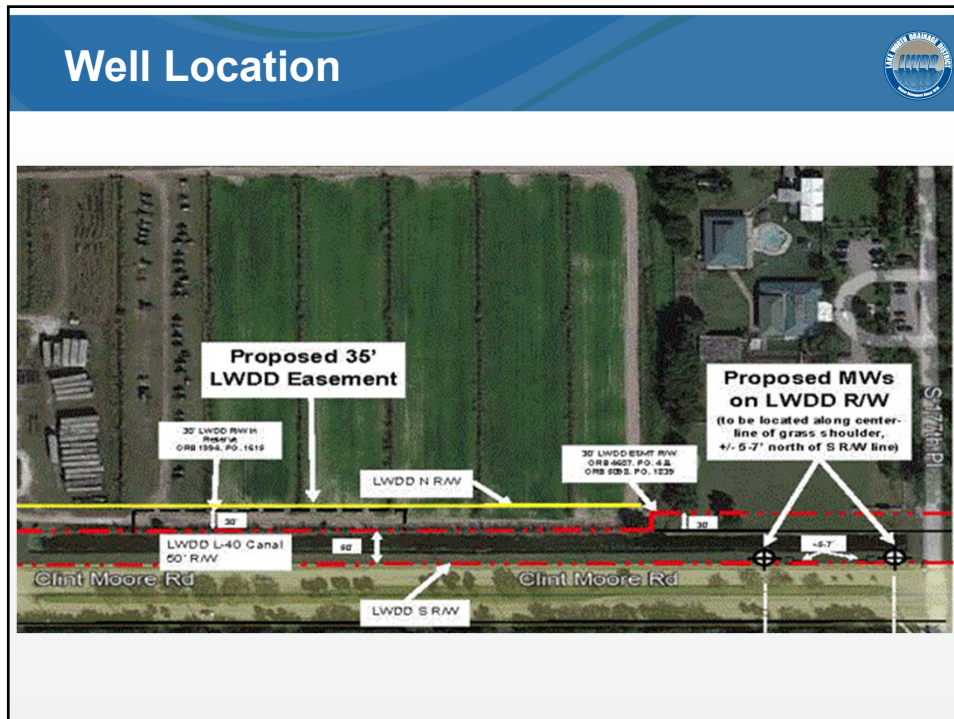
## Proposed Monitoring Well



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## Staff Recommendation



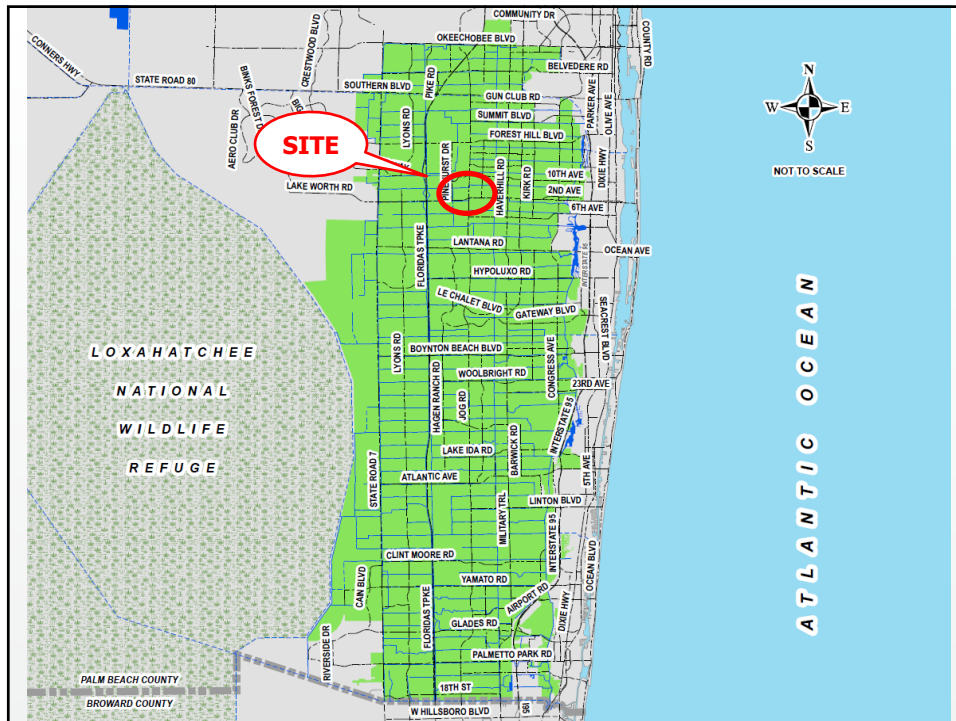
- Approval to issue a Right-of-Way Permit to Toll Brothers, Inc. for the installation of Two (2) Temporary Monitoring Wells within the L-40 Canal Right-of-way
- Subject to:
  - Certificate of Liability Insurance (listing LWDD as an “Additional Insured”) (received)
  - LWDD Operating Policies & Permit Conditions
  - Permit fee \$2,900.00 (paid)
    - Application Fee \$580.00 per well
    - Use Fee \$870.00 per well

# Chickasaw Road (RW21-0288 & RI-19-0143)

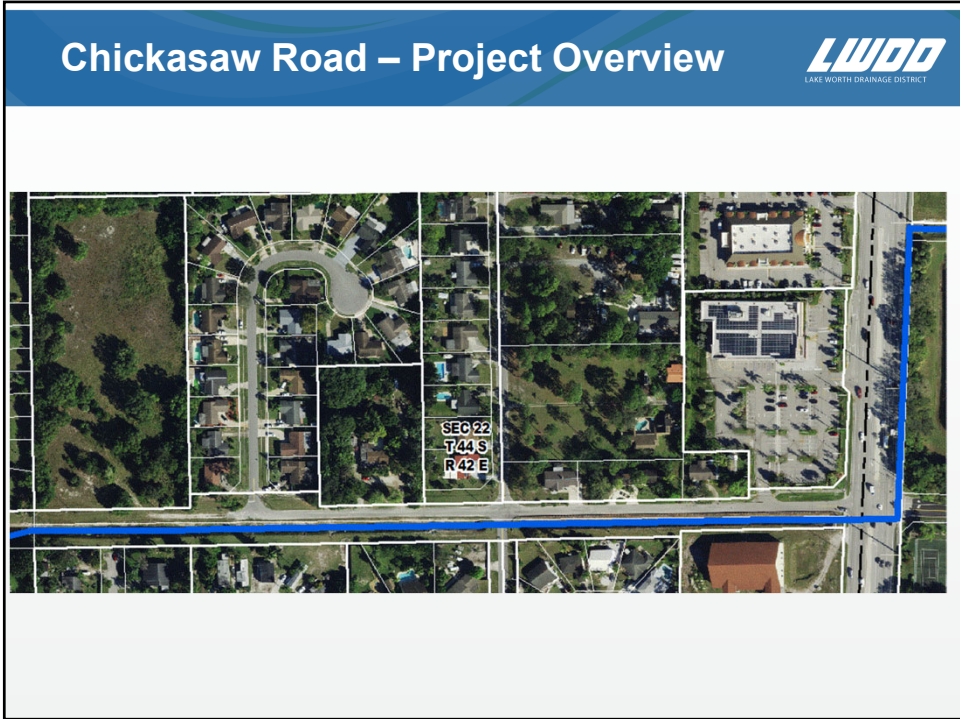
Nicole Smith, Permit Supervisor  
Governing Board Meeting – April 17, 2024  
Agenda Item #9



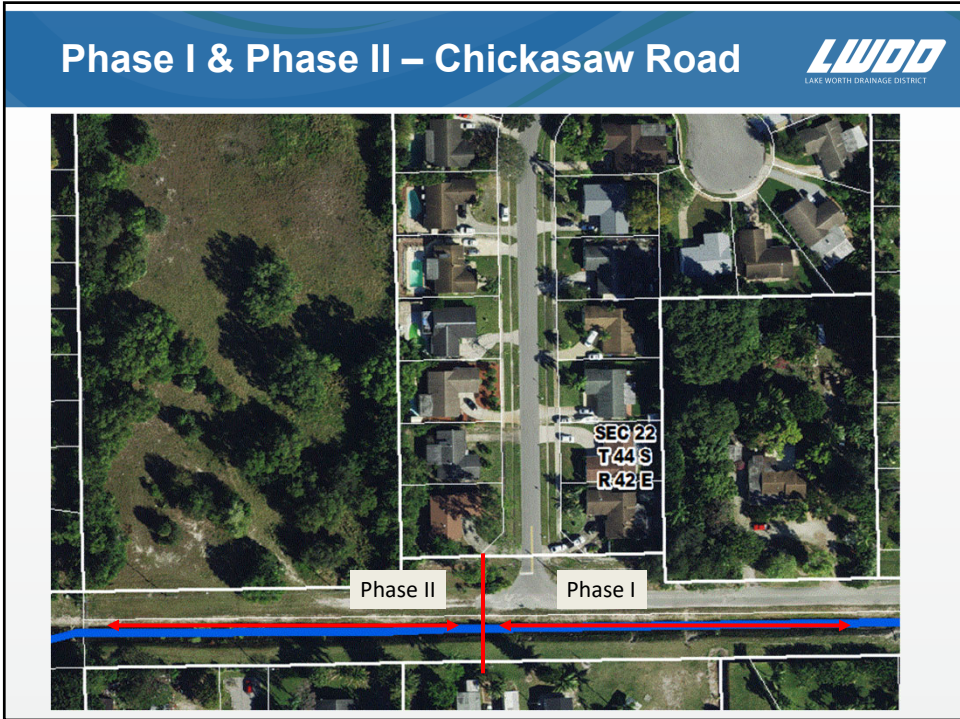
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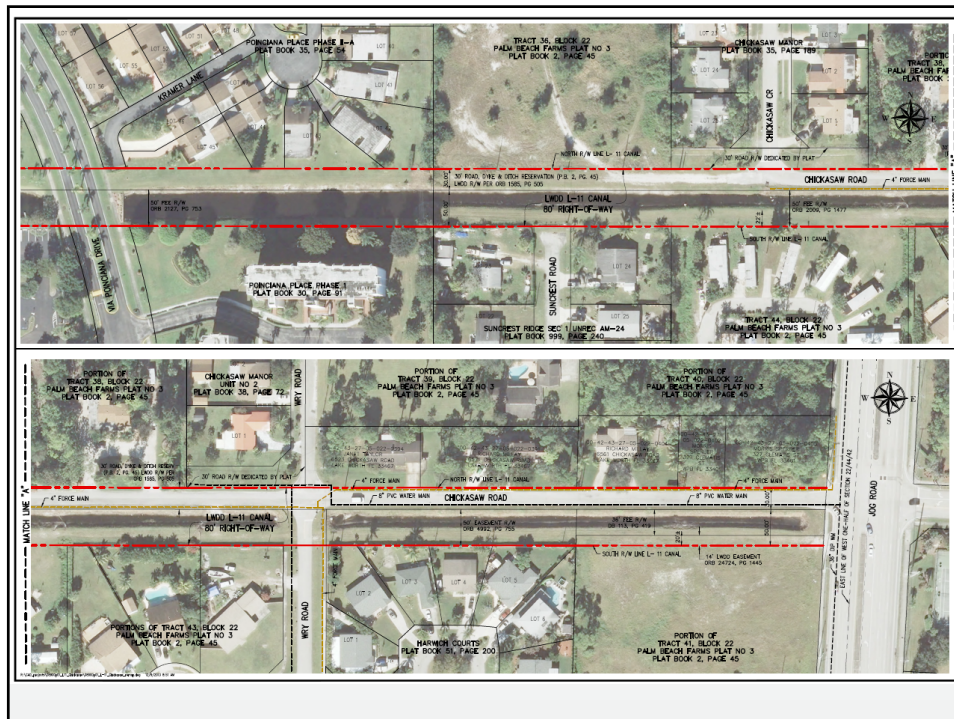
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# Background



- LWDD owns and operates the L-11 Canal which consists of the fee simple ownership of the north 30' of the L-11 Canal
  - North 30' of the L-11 Canal Right-of-Way within Phase I has been Quit-Claimed from LWDD to the City in ORB
- Chickasaw Road is a substandard existing paved road that runs west from Jog Road along the north portion of the L-11 Canal, a distance of approximately one-quarter (1/4) mile
  - Constructed in 1978 to provide access to the Chickasaw Manor Subdivision, a subdivision located within the municipal boundaries of the City of Greenacres

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### Chickasaw Road (Beginning - Looking West)



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### Chickasaw Road (End - Looking East)



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## Background



- In 2006, parcel at west end of Chickasaw Road was being developed; County conditioned developer to provide required roadway improvements for road and canal.
- September 2006 - LWDD Board approved to deed roadway area to Palm Beach County at no fee; developer required to reconstruct roadway subject to District approval of plans
  - LWDD acknowledged that road improvements may include changes to canal cross-section
- Site was never developed; roadway improvements were not completed
- County no longer provides courtesy maintenance of roadway because it is not the underlying owner
- September 16, 2020 – LWDD Board of Supervisors approved LWDD entering into an Interlocal Agreement with the City of Greenacres (City) in order to resolve the issues between Chickasaw Road and the L-11 Canal
- February 1, 2021 – LWDD and the City executed the Interlocal Agreement
- March 15, 2024 – LWDD issued the Right-of-Way Permit and Conveyed a portion of the L-11 Canal Right-of-Way to the City

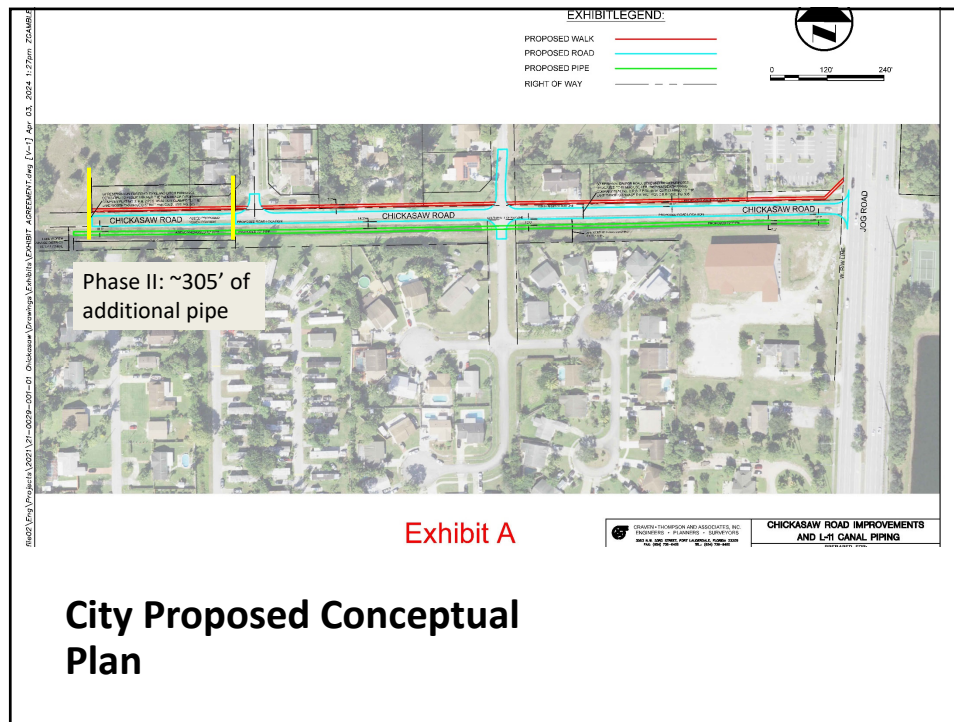
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## Information



- City has annexed the subject area and assumes responsibility of the roadway
- LWDD has issued the right-of-way permit to the City for the design of road improvements and undertake construction of the roadway improvements to ensure the safe and efficient flow of traffic
- LWDD has coordinated with the City during the development of the City's design for the road improvements to Chickasaw Road which will include piping the L-11 Canal to ensure that drainage remains functional
  - Maintenance will be the City's responsibility
- City is requesting an Addendum of the existing Interlocal Agreement in order to extend the limits of their project westward for ~305'

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## Agreement

**LWDD**  
LAKE WORTH DRAINAGE DISTRICT

- City developed a design for the construction of roadway improvements of Chickasaw Road subject to LWDD comments and Board approval
- City agreed that roadway design and improvements are subject to all permit requirements by LWDD – Application in-house
- City agreed to evaluate and develop a roadway design that mitigates to the greatest extent possible impacts to drainage conveyance and maintenance of the L-11 Canal
- Based upon the mutually approved roadway design for the improvement of Chickasaw Road and subject to the City's sufficient funding for the project, LWDD will transfer ownership to City the area that the design depicts as the location of the to-be-constructed Chickasaw Road improvements
- LWDD agreed to the City's proposed conceptual plan to pipe the L-11 Canal with a minimum 72" Reinforced Concrete Pipe (RCP), the centerline of the pipe to be positioned no closer than 8' to any portion of the proposed south edge of pavement being along the south line of the 30' platted road right-of-way
- City will convey to LWDD an access and maintenance easement for maintenance of L-11 Canal over the fee simple ownership conveyed to City
- City agrees to maintain right-of-way between Jog Road and ~350' west of the centerline of Chickasaw Circle (10' beyond the end of the piped portion)

12

## Staff Recommendation




- To approve the Addendum of the existing Interlocal Agreement between LWDD and the City of Greenacres authorizing staff to issue a Quit-Claim Deed for the north 30' of the L-11 Canal Right-of-Way west of Chickasaw Circle, retaining an Access and Maintenance Easement to LWDD over said 30'
- Subject to:
  - City of Greenacres being responsible for the maintenance of the pipe
  - City of Greenacres being responsible for the maintenance of the L-11 Canal Right-of-Way between the west right-of-way of Jog Road, as shown on the Plat of JOG and CHICKASAW, PB 126, PG 6, westward to the southerly extension of the east line of the Plat of POINCIANA PLACE PHASE II-A, PB 35, PG 54

# Right-of-Way Surplus & Sale Request

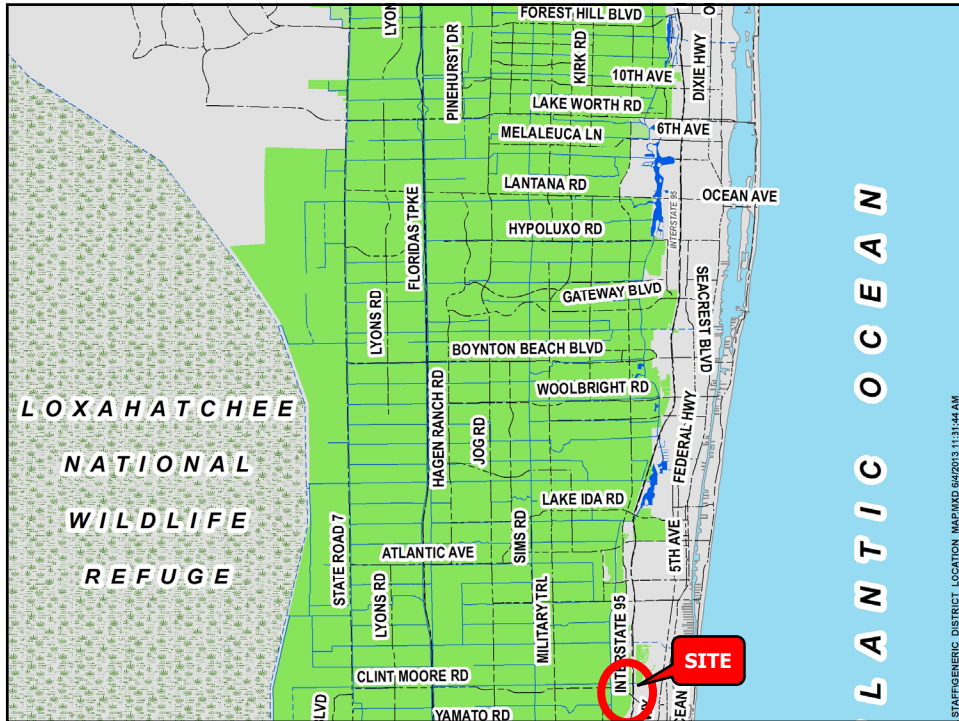
## SFRTA Yamato Road Tri-Rail Site

(RI-18-0108)

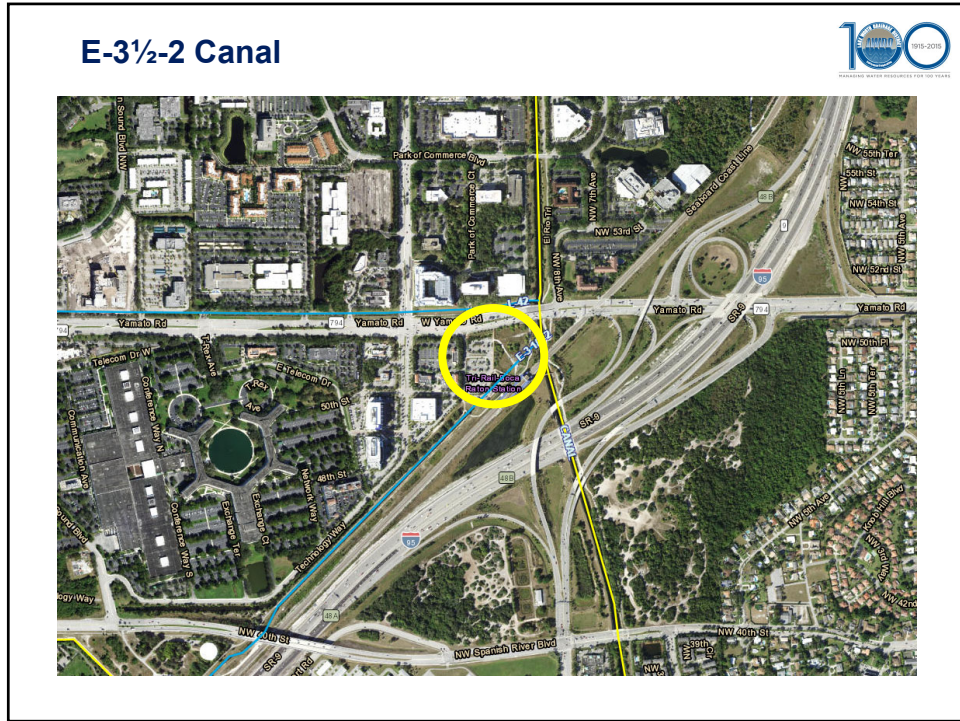
Board Meeting, April 17, 2024  
Agenda Item #10  
Reagan Walker, Assistant Executive Director



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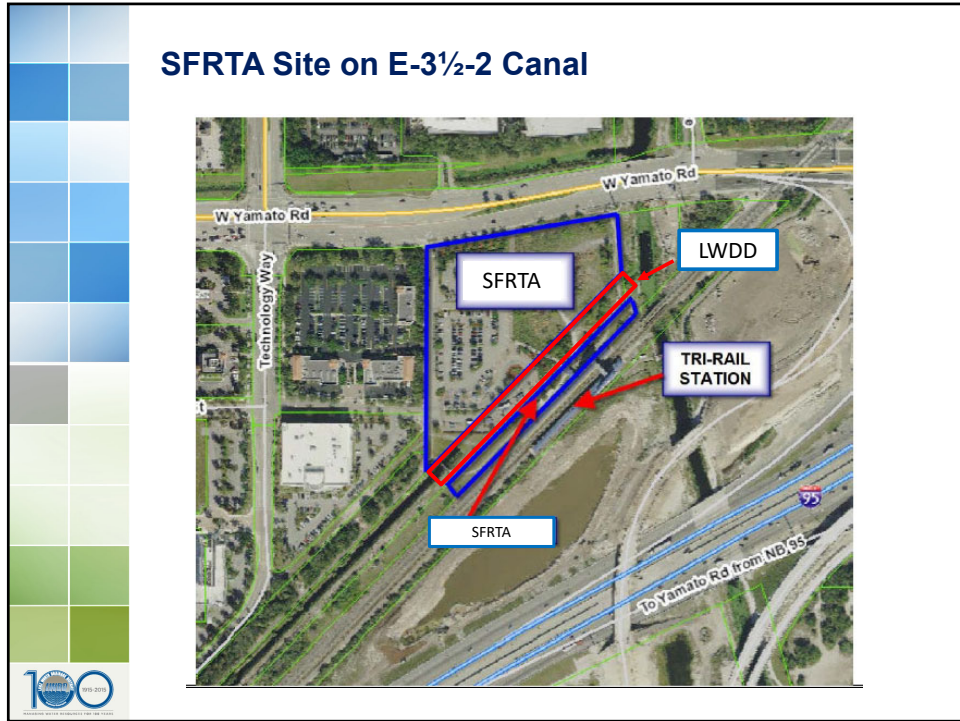


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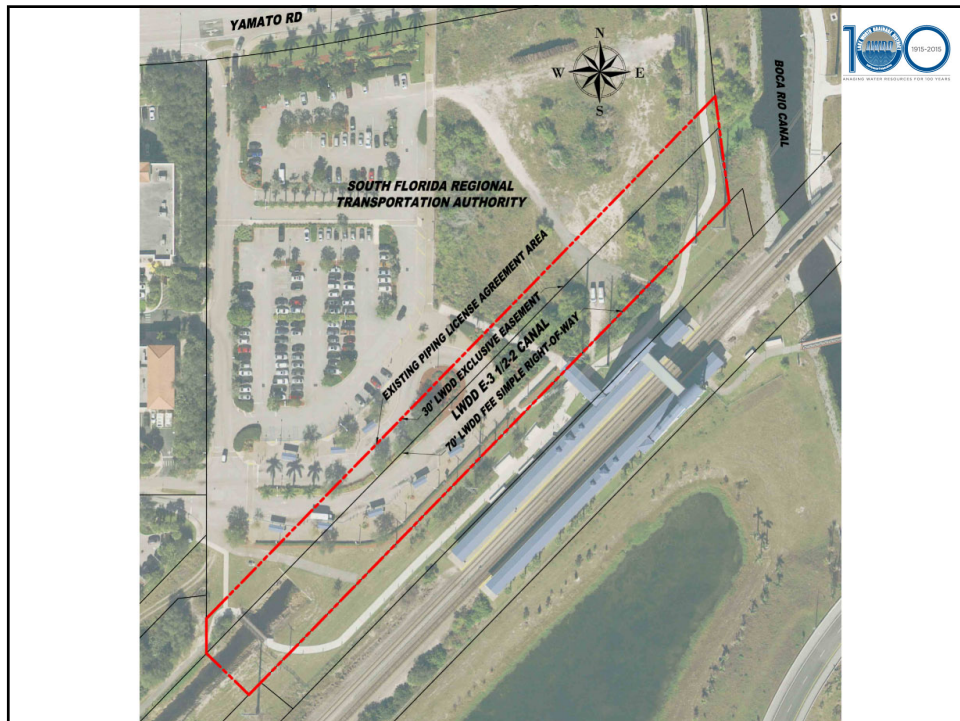
### SFRTA Yamato Road Tri-Rail Site Background

- In December 2020, SFRTA solicited a Request for Proposals for development of several Tri-Rail sites, including the Boca Raton site at Yamato Road
- 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
  - Propose to incorporate right-of-way into overall site footprint and use associated development units on the property
- In May 2022, LWDD Board agreed to sell its fee simple right-of-way subject to an exclusive easement for the appraised value of \$40/S.F. or \$1.7M per acre

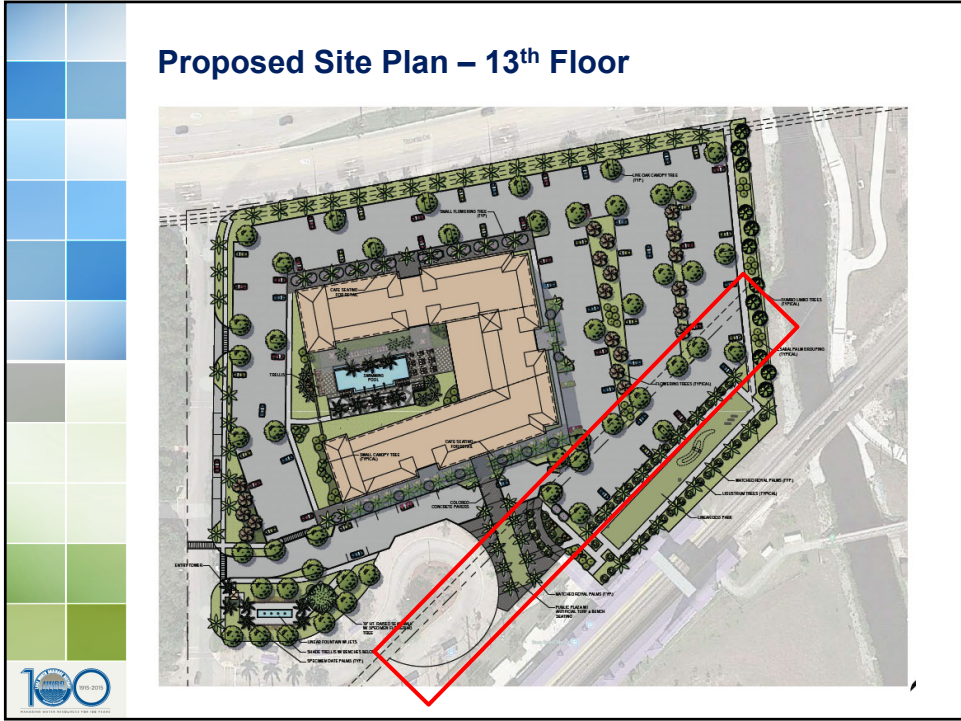
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## Appraisal



- Previous SFRTA appraisal accepted by Board in April 2022 valued property at \$40 per S.F / \$1.74M per acre
- Updated appraisal conducted by Anderson Carr in March 2024
- Market value for 2-acre site appraised at \$4,186,000 million
  - 87,120 S.F. @ \$48.05 per S.F.
  - \$2,093,000 per acre



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## Staff Recommendation

- Approval to sell to SFRTA (adjacent property owner) up to 2 acres of E-3½-2 Canal Right-of-Way adjacent to Yamato Road Tri-Rail Station subject to:
  - Fair market appraised value of \$48.05 per S.F. /\$2,093,000 per acre
  - An exclusive easement over LWDD property
  - Permitting policies for the existing piping agreement issued to SFRTA in October 2004 (~750 feet)



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**Employee Handbook Updates/Changes (April 2024):**

Page 14:

- ANNUAL LEAVE (VACATION)
  - Included language that vacation hours will be compensated in full at separation at the employee’s current rate of pay up to 240 hours after completion of introductory period.
  - Updated language that it is recommended that employees use at least 40 hours of vacation leave per calendar year.
  - Updated language to include award of five days (40 hours) of additional vacation leave for employees celebrating 40 years of service.

Page 14:

- SICK LEAVE
  - Updated language that sick hours will be paid for 25% of their accrued but unused sick leave up to a maximum payout of 240 hours when they separate from the District so long as they have completed their introductory period.

Page 15:

- HOLIDAYS
  - Added language that each regular employee is eligible to receive one (1) 8-hour personal holiday on the first pay period of the calendar year. New employees will receive a pro-rated amount of personal leave hours following completion of their introductory period based on their initial start date. The personal holiday may be used at the employee’s discretion, with prior approval by the supervisor. Personal holidays do not rollover, will not convert to sick or vacation leave and cannot be redeemed at time of separation.


Page 16 and 17:

- MATERNITY AND PARENTAL LEAVE
  - Added policy to provide for paid maternity and parental leave, consistent with the State of Florida employee benefits.
    - The policy offers paid maternity and parental leave for eligible employees to enable mothers time to recover after the birth of a child and allow both the mother and father the opportunity to care for and bond with their newborn or newly adopted child and adapt to changing family dynamics.
    - Eligible employees shall be approved for paid leave as follows:
      - Maternity Leave:
        - Six consecutive calendar weeks (240 hours) shall be granted for the mother’s recovery immediately following childbirth. Such leave begins on the first full calendar day following the birth.
      - Parental Leave:
        - Two weeks (80 hours) of paid parental leave shall be granted to a legal birth or adoptive parents (mothers and fathers) to care for and bond with a new child within the first 12 months of the birth or adoption. Leave may be granted on an intermittent basis.

# Canal Rehabilitation Program (CRP) Update

Megan Hoffman  
Vegetation Management Section Leader

Governing Board Meeting  
April 17, 2024  
Agenda Item #12



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## CRP Update

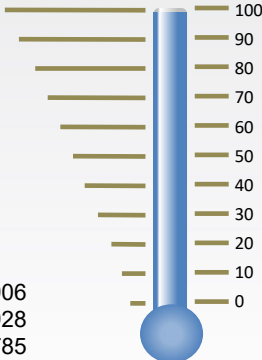
April 2023 – April 2024


- **172.2 miles completed since October 2015**
  - LWDD – 85.4 miles
  - Contractor Services – 80.8 miles
  - 3RD Party (Developer/Govt.) – 6.0 miles
- **12.0 miles of restricted ROW**
  - Removed restricted ROW from Goal and adjusted CRP Total Mileage for project length changes as of June 2023
- **0.95 miles remaining**
  - Expected Completion of Tree Clearing Phase Extended to 2024
- **10.5 miles completed in past 12 months**
- **Total Cost of Contract Services Expended or Encumbered**

• FY24      \$ 308,134	• FY19      \$1,268,906
• FY23      \$ 933,097	• FY18      \$1,326,928
• FY22      \$ 868,906	• FY17      \$ 630,785
• FY21      \$1,509,698	• FY16      \$ 120,475
• FY20      \$1,428,448	

**Goal – 173.1 mi**

**172.2 mi      99%**





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## CRP Update April 2023 – April 2024

Canal Segment	Project #	Distance	LWDD/Contractor	Clearing Status	Cost
L-45; Golf Course Rd to E-2W	16-9974P.02	0.43 mi	Contractor / Survey	Ongoing	\$53,797 / \$ 4,048
L-34; West of Lakes of Delray Blvd to E-3	16-9539P.05	0.50 mi	Contractor / Survey	Complete	\$158,000 / \$13,640
E-2W; L-35 to Atlantic Ave	16-9931P.04	0.50 mi	LWDD / Survey	Complete	- / \$16,325
L-29; Military Trail to Barwick Rd	16-9957P.04	0.50 mi	LWDD / Survey	Complete	- / \$76,460
L-27; Country Rd W to Congress Ave & L-28; Dunes Rd to E-4	16-9956P.01 & 16-8957P.05 & P.06	3.55 mi	Contractor / Survey	Complete	\$175,000 / \$53,105
S-8; Heritage Farms Rd to SR-7	16-9946P.01	0.56 mi	Contractor / Survey	Complete	\$108,550 / \$7,770
L-25; Military Trail to Lawrence Rd	16-9955P.03	1.06 mi	Contractor / Survey	Complete	\$158,500 / \$20,028
L-21; E-1 to Lyons Rd & L-23; Acme Dairy Rd N to E-2W	16-9950P.01 & 16-9953P.02	1.44 mi	Contractor / Survey	Complete	\$247,400 / \$33,735

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## Remaining Projects

Canal Segment	Project #	Distance	LWDD/Contractor	Clearing Status	Cost
L-5; Jog Rd to Fergusson Lane	16-9837P.01	0.52 mi	Contractor / Survey	Gopher Tortoise Relocation	- / \$39,441

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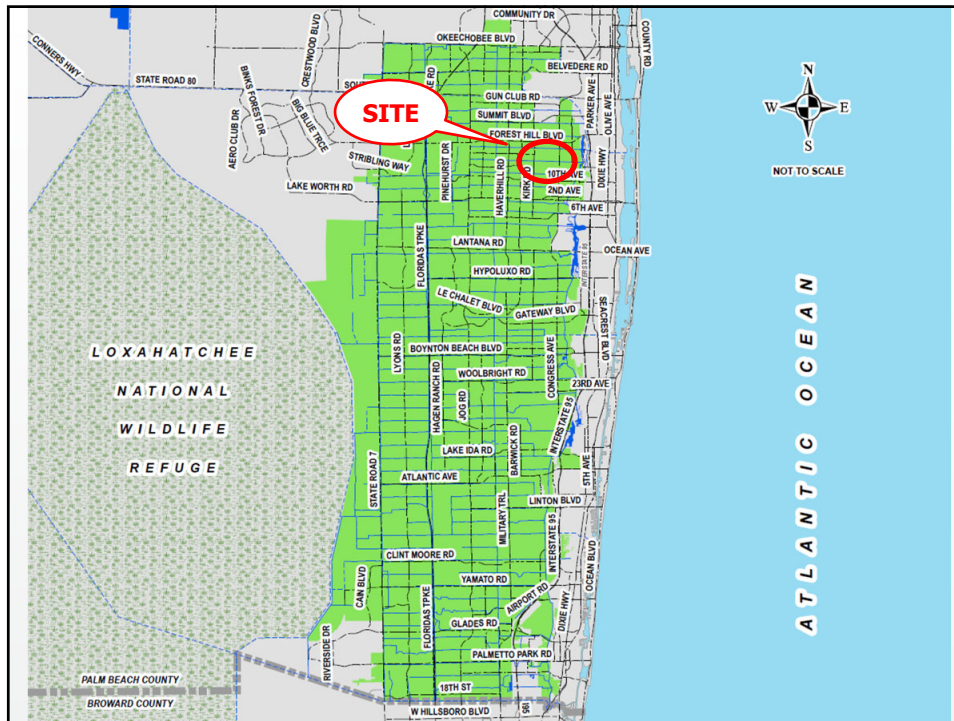
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# L-10 / Lake Worth Beach Sewer Main Break

Tommy Strowd, P.E.  
Executive Director  
Governing Board Meeting – April 17, 2024

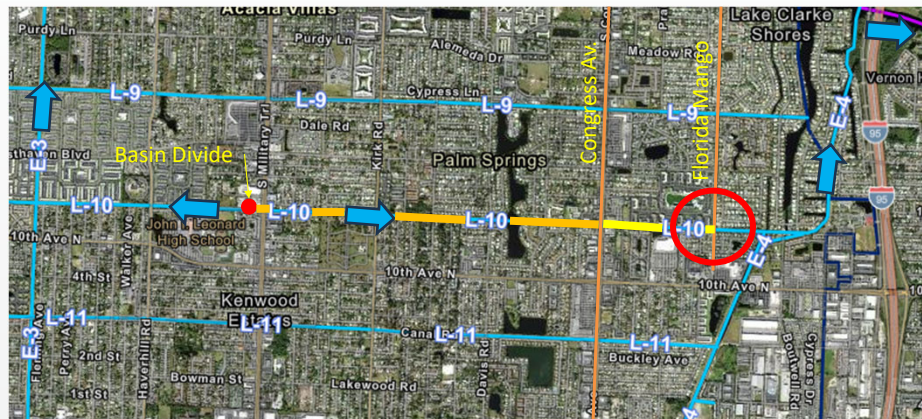


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## Location



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## Lake Worth Beach Utilities



- ATT&T Directional Bore ruptured 36" Sewer Force Main Wednesday, April 10<sup>th</sup>
  - ~2 million gallons per day (~6 acre-feet per day)
- FDEP requested that LWDD construct earthen cofferdams to contain sewage in the L-10 between Florida Mango and Congress.
  - Projected stage increase of 2 to 3 ft.
  - Vac Trucks used to remove sewage from the L-10
- Berms were initially constructed on the 10<sup>th</sup> and remote monitoring installed on the 11<sup>th</sup>.
- Berms were raised and widened on the 12<sup>th</sup>
- Main was bypassed on the 13<sup>th</sup> and contaminated water was pumped into the bypass from the L-10
- Fresh water is now being pumped in from the L-10 west of Congress and then pumped into the sewer bypass.
- No significant rain is forecast for ~7 days

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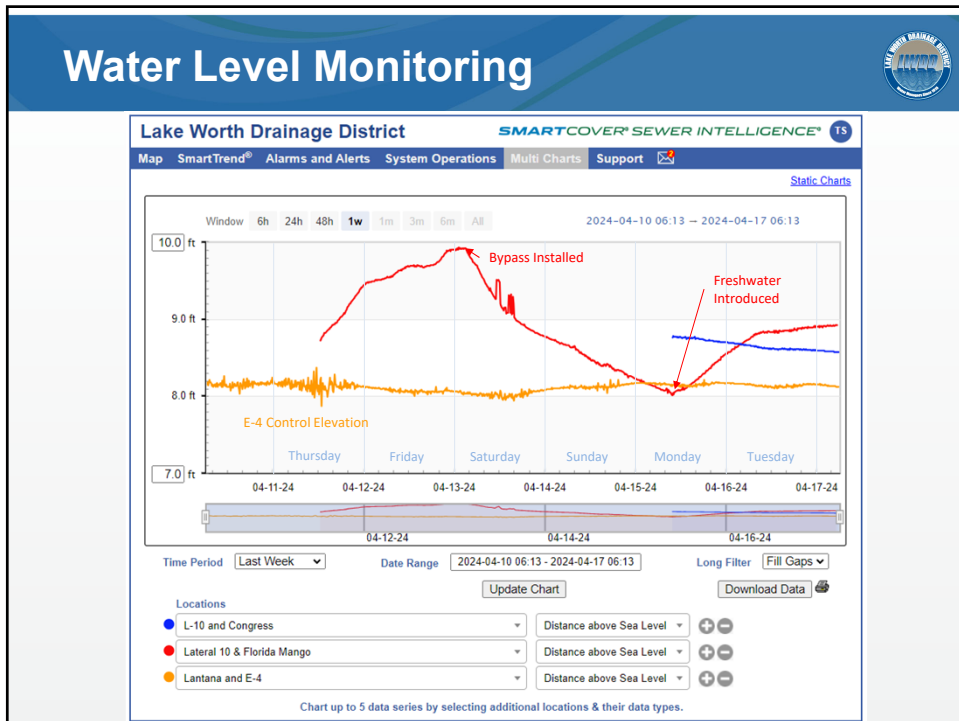
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