MINUTES OF
THE BOARD OF SUPERVISORS
WORKSHOP MEETING OF
LAKE WORTH DRAINAGE DISTRICT
HELD AT THE DELRAY BEACH OFFICE ON
October 7, 2025 at 8:30AM

Board Members Present:

Steve Bedner	James M. Alderman
John I. Whitworth, III	Carrie Hill
Jeffrey P. Phipps, Sr.	

1. Call to Order – Stephen Bedner, President

President Bedner called the meeting to order.

2. Agenda Revisions – Tommy Strowd, Executive Director

There were no agenda revisions.

3. District-Wide Modeling Effort – Tommy Strowd, Executive Director & Anthony LasCasas, Director of Operations & Maintenance

Mr. LasCasas provided a detailed presentation on the completion of the District-Wide Modeling effort. A copy of the presentation is included as part of the meeting minutes.

Mr. LasCasas provided background on previous modeling reports and reviewed the phases of the modeling project including: hydrology, hydraulics, calibration, and the design storm report. He provided a summary comparison of the updated report to the 1996 Interbasin Study. Future efforts include a detailed review of the model results in comparison to prior models to determine if any revisions to permitting guidelines are warranted. He also stated that future efforts will include: a detailed review and analysis of development west of State Road 7; the potential impact of installation of retaining walls along the E-2W and other impacts of the Florida Turnpike expansion; an evaluation of the model in context with South Florida Water Management District's Flood Protection Level of Service (FPLOS) Assessment; review of long range structure and/or operational changes to improve system responsiveness; further integration of secondary structures; review of impact of potential modifications to SFWMD structure and operational changes. Maintenance of the model

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will include system updates and modifications based on permits and/or major changes or new studies. The District will determine the necessary frequency of periodic revisions and updates to the publication.

Mr. LasCasas shared that the multi-year project was initiated in February 2021 with a budget of $725,000. The project was completed in December 2024 for a final total of $732,231 ($7,231 of <1% over budget).

4. Briefing on Future Board Agenda Items

Staff provided briefings on anticipated agenda items for the October 15, 2025 regular board meeting as listed below. A copy of the briefing materials and presentations are attached hereto as part of the meeting.

- **Approval of contract renewal with Mock Roos for General Engineering Services – Anthony LasCasas, Director of Operations & Maintenance**

Mr. LasCasas provided an overview of the timeline and actions related to the General Engineering Services contract with Mock Roos & Associates. He noted that the Board approved award of a contract to Mock Roos on October 14, 2020.

Mr. LasCasas stated that all terms, conditions, and exhibits outlined in the original Contract No. 20-9854L.04 remain in effect, including the general terms and conditions, scope of services, and insurance requirements. He reported that rates have increased and that the active contract period runs from October 2020 through October 2025. Recognizing the ongoing efforts related to the District's updated model and the firm's extensive history and knowledge of LWDD's system, staff recommended it would be in the best interest of the District to extend the contract term with Mock Roos.

Staff recommended approval of a contract extension for General Engineering Services with Mock Roos & Associates for a term of (3) three years with two one (1) year renewal options for a maximum of 5 years.

- **Approval of the surplus and sale of Chancery interest on the L-17 Canal to property owners, Stanley and Deborah Roth. Location: L-17 Canal, 3187 Buccaneer Road, Hypoluxo Village (Project #RI-25-0046) – David Bends, Right-of-Way Interest Supervisor**

Mr. Bends stated that in June 2025, The Fund Title Company submitted a Chancery review request for a property within the District. LWDD responded, noting that it retains ownership of a portion of the property under Chancery Case 407 and provided the property owner with an option to purchase the area in question.

Mr. Bends stated that Attorney Richard "Chip" Carlson, representing the property owners, is scheduled to appear before the Board at the next meeting to discuss the request in further detail. He noted that LWDD has previously sold its Chancery Case 407 interests in several nearby parcels within the same subdivision at fair market value.

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Mr. Bends presented multiple valuation options for consideration, based on different tax years and corresponding Property Appraiser land values. He explained that the District's Chancery Interest is encumbered with a house and pool and that the area of interest lies outside the required right-of-way. Staff indicated it was in the best interest of the District to clear up this right-of-way issue.

Staff recommended that the Board declare the identified portion of the right-of-way as surplus and eligible for sale based on the Property Appraiser's land value from the appropriate tax year and to authorize staff to proceed with the sale process.

- **Approval to issue a Right-of-Way Permit to Boca West Imp, LLC and SBA Communication Corporation for the installation of two (2) temporary towers within the L-46 Canal Right-of-Way. Location: L-46 Canal; east side of State Road 7 (Hwy 441), south of Glades Road (Project #RW-25-0240) – Nicole Smith, Permit Supervisor**

Ms. Smith noted that LWDD holds an exclusive 80-foot easement for the L-46 Canal in this location. On December 17, 1987, LWDD issued a Quit Claim Deed (QCD) to H.A.S. Land Development, Inc. for the L-46 Canal right-of-way (ORB 5516/1948) and subsequently received an exclusive easement deed from H.A.S. Land Development, Inc. for the same right-of-way (ORB 5516/1950). Additionally, on December 6, 2013, LWDD entered into an Assumption of Piping, Paving, and Parking License Agreement with West Imp, LLC (ORB 26488/1294).

Ms. Smith explained that an initial meeting with the current applicant was held on July 2, 2025, followed by a second meeting on August 21, 2025. On September 29, 2025, the applicant submitted a right-of-way permit application. The applicant initially proposed installing a permanent cell tower within LWDD's L-46 Canal right-of-way but later modified the request to allow the placement of two temporary cell towers within the right-of-way for an estimated duration of two to three years, during the relocation of their existing tower from Shadowood Plaza to a new permanent site. Ms. Smith noted that the applicant is currently in the permitting process with Palm Beach County for the new permanent tower location and emphasized that the cell tower is essential to maintaining reliable cellular service in the West Boca area.

Staff recommended approval to issue a Right-of-Way Permit for the temporary installation of two (2) cell towers within the L-46 Canal Right-of-Way during the relocation of the existing cell tower for approximately two to three years.

Subject to:

- Cell Tower Permit Fees:
  - Application Fee: $500.00
  - Use Fee: $17,000.00 ($5.00 PSF × 3,400 sq. ft.)
- Utility Permit Fees:
  - Application Fee: $1,700.00 (850' × $2.00)
  - Use Fee: $17,000.00 (850' × $20.00)
- Additional Requirements:
  - Proof of liability insurance listing LWDD as additional insured

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- Written acknowledgment from the underlying fee owner
- Pipe inspection

- Annual Use Fees:
  - Years 1–2: $10,000.00 per year
  - Year 3: $25,000.00
  - Year 4: $50,000.00, with the fee doubling each year thereafter until the temporary cell towers and all related facilities are fully removed from the L-46 Canal Right-of-Way

5. Staff Reports

Ms. Walker followed up on an item from last month's meeting regarding the petition from Mr. Garrett Bender requesting that the Board accept the donation of the horticultural site located along the L-36W Canal. Ms. Walker explained that Mr. Bender proposed the District release the acreage covered in exotic vegetation and accept the donation of only the horticultural site, which is approximately 30 acres.

She stated that the Board may wish to consider accepting the 30 acres in fee simple, which would make the District the underlying owner. Ms. Walker noted that the property has value and is being used by the District as a horticultural waste disposal site. She further explained that this option would require Mr. Bender to quitclaim the 30 acres to the District and for the District to terminate the existing 500-year lease on the remaining acreage. This action would release Mr. Bender from any further obligations, leaving him with ownership of the remaining approximately 75 acres for his own use.

Ms. Walker stated that, from a liability standpoint, it would be in the District's best interest to separate from the portion of the property requiring ongoing maintenance. She emphasized that clearing and maintaining the land would require a significant amount of work and resources and advised the Board to consider whether they wish to pursue this option or leave the property as is, thereby avoiding any additional cost to the District. Ms. Walker stated that this item will be revisited at a future board meeting once staff has obtained additional information regarding the property valuation.

Ms. Walker provided the Board members with a list of the District's accomplishments and goals achieved during Fiscal Year 2025 for their review in preparation for the Executive Director's performance review scheduled for the following week's Board meeting.

Mr. Strowd reported that there will be a discussion on drought conditions at next week's meeting.

6. Board Reports & Comments

There were no additional board comments.

7. General Public Comment

There was no public comment.

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8. Adjourn

There being no further business, the meeting was adjourned at 10:36 AM.

President – Steve Bedner

Recording Secretary – Sandra Acosta

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