



South Florida Water Management District

GOVERNING BOARD MONTHLY MEETING AGENDA

April 10, 2025

9:00 AM

District Headquarters, B-1 Auditorium
3301 Gun Club Road
West Palm Beach, FL 33406

FINAL - REVISED*

*Item 16 was revised

1. Call to Order - Chauncey Goss, Chairman, Governing Board
2. Pledge of Allegiance
3. Employee Recognitions
 - April 2025 Employee of the Month: Hongying Zhao, Principal Engineer
 - April Team of the Month: 2025 Recreational Guide Team
 - 30-Year Service Award: Linda Crean, Section Administrator, Water Quality Monitoring
 - Good Samaritan Award: Florida Bay Boat Rescue
 - Paige Dugan, Science Technician 3
 - Savannah Tota, Science Technician 3
4. Agenda Revisions
5. Agenda Item Abstentions by Board Members
6. Consider Approval of the Minutes for the March 13, 2025 Meeting
7. Executive Director's Report - Drew Bartlett
8. General Public Comment

9. Board Comment
10. Move Consent Agenda Items to Discussion Agenda
11. Public Comment on Consent Agenda Items
12. Board Vote on Consent Agenda

Consent Agenda

13. Land Acquisition, Pal Mar, Martin County (Staff contact, Ray Palmer)

Agenda Item Background:

The Pal Mar project area is located in western Martin County and is generally considered to be a broad flat area of wetlands containing hundreds of small lakes and depression marshes interconnected by seasonal flow ways made up of grassy wet prairies and cypress swamps. The District has been acquiring land on a willing seller basis to preserve and protect this area. Staff is seeking Governing Board approval to acquire one parcel containing 1.0 acre from a willing seller for a purchase price at an appraised value of \$16,000.

Recommended Action:

Resolution No. 2025-0401 Authorize the acquisition of land interests containing 1.0 acre, more or less, in the total amount of \$16,000, located in the Pal Mar Project in Martin County, for which Ad Valorem funds are budgeted in Fiscal Year 2024-2025.

[Resolution No. 2025-0401](#)
[Exhibit A Map](#)

14. Real Estate Interest Exchange, Osceola County (Staff contact, Ray Palmer)

Agenda Item Background:

The District has an existing approximately 1.77 acres right-of-way easement interest and approximately 1.13 acres of potential fee title claims, representing collective real estate interests encumbering 2.9 acres, more or less, all adjacent to the District's C-31 right-of-way in Osceola County. The District will release it's 2.9 acres of combined real estate interests to Osceola County in exchange for the acquisition of a new, more defined right-of-way easement interest from the County with respect to the 2.9 acres. This has been determined to be an even value exchange.

The C-31 right-of-way is operated and maintained as part of the District's flood control mission. The 2.9 acres new right-of-way easement will fortify and enhance the District's ability to properly maintain the right-of-way, whereas the area conveyed by the District has no adverse effect or impact with respect to the operation and maintenance of the right-of-way.

Recommended Action:

Resolution No. 2025-0402 Authorize declaring surplus for exchange and conveyance real estate interests containing 2.9 acres, more or less, comprised

of right-of-way easements of approximately 1.77 acres and potential fee title interest claims of approximately 1.13 acres, adjacent to the District's C-31 right-of-way in an exchange for the acquisition of right-of-way easement interests containing 2.9 acres, more or less, all in Osceola County, and subject to satisfaction of certain terms, conditions and requirements.

[Resolution No. 2025-0402](#)

[Exhibit A Map](#)

[Exhibit B Map](#)

15. Partial Release of Navigation Rights within the District's C-6 Right-of-Way, Miami-Dade County (Staff contact, Ray Palmer)

Agenda Item Background:

The District owns property bordering the C-6 right-of-way, also known as the Miami River, in connection with the District's operation and maintenance of the right-of-way, and the S-26 Coastal Structure in Miami-Dade County. The Florida Department of Transportation is constructing the Miami River - Miami Intermodal Center Capacity Improvement Project. The District supports the Project. The Project includes replacement of an existing bascule railroad bridge with a fixed railroad bridge downstream from the District property which will limit the clearance for vessels causing a loss of navigable rights to and from the District property. The Department of Transportation has requested a partial release of navigation rights from the District to confirm of record the District's loss of navigation rights with respect to the District property and release any claims the District may have associated therewith. The partial release will provide that the release of the navigation rights does not prohibit the District from placing barges or vessels into the C-6 canal for any purpose necessary and incident to the interests of flood control and the District's mission. Therefore, the District's partial release has no adverse impact on its ownership of the District property or the District's access to and operation, maintenance, and management of the C-6 right-of-way and the S-26 Coastal Structure. Navigation rights were de-authorized in 2021 by the federal government for this portion of the river. The partial release of navigation rights requested by the Florida Department of Transportation is consistent with this change to federal law and is being requested to clear up the property records and release any claims which may have existed.

Recommended Action:

Resolution No. 2025-0403 Authorize a partial release of navigation rights within a portion of the District's C-6 right-of-way located in Miami-Dade County.

[Resolution No. 2025-0403](#)

[Exhibit A Map](#)

16. Release of Reservations (Staff contact, Ray Palmer)

Agenda Item Background:

The District has certain reserved rights to construct canal and road rights of way. Applications requesting release of these reservations are received as they constitute a defect on title which must be resolved prior to a property sale, especially when financing is involved. Applications are reviewed to determine if there is a present or future need for the reservations. If it has been determined there is no present or future

need, the reservations may be released for a reasonable and appropriate payment based on the value of the land and may require such other terms and conditions determined by the Board. For canal reservations held by the Board of Trustees of the Internal Improvement Trust Fund (TIITF), the Florida Department of Environmental Protection (DEP) requires a recommendation from the District that there is no District or local need for TIITF-held canal reservations prior to a release being issued by DEP.

Staff evaluated the size and location of the properties for future flood control and reclamation purposes related to water storage and conveyance. It has been determined that there is no present or apparent future need for the reservations listed below, therefore staff asks the Board to consider approval of the following:

Glades County

- Release District canal reservations and recommend release of TIITF canal reservations for Miller Couse Family Trust, Toni Couse Family Trust, Christopher G. Couse, Jo Anne Arnett Living Trust, Paul Kohler and Laura Kohler (File No. 18955) for 1.67+/- acres (District canal reservations); subject to release value payment of \$669.00, and 61.49+/- acres (TIITF canal reservations)

Miami-Dade County

- Release District canal reservations for Grove Bimini-Nassau QOZB, LLC (File No. 18965) for 0.80+/- acre; subject to release value payment of \$124,039.00

Palm Beach County

- Release District canal reservations for Delray Beach Associates II, LLLP (File No. 18960) for two noncontiguous parcels of 2.59 and 5.11 acres (Conservation Easement to be conveyed to Palm Beach County); subject to release value payment of \$25,413.00
- Release District canal reservation for 9321 155th Lane, LLC (File No. 18961) for five noncontiguous parcels of 0.59, 0.56, 11.20, 5.14 and 9.42 acres (Conservation Easement to be conveyed to Palm Beach County); subject to release value payment of \$168,116.00
- Release District canal and road reservations for G.L. Homes Palm Beach Associates, Ltd. (File No. 18962) for three noncontiguous parcels of 2.89, 2.45 and 5.49 acres (Conservation Easement to be conveyed to Palm Beach County); subject to release value payment of \$50,442.00
- Release District canal reservations for Delray MP RK6, LLC (File No. 18963) for a single parcel of 0.14+/- acre (Road Right of Way to be conveyed to Palm Beach County); subject to release value payment of \$3,292.00
- Release District road reservations for Pulte Home Company, LLC (File No. 18964) for a single parcel of 0.54+/- acre; subject to release value payment of \$6,492.00

Recommended Action:

Resolution No. 2025-0404 Authorize release of certain canal and road reservations.

[Memorandum Exhibit A](#)
[Resolution No. 2025-0404](#)
[Maps](#)

17. Datalogger Recorder Maintenance Services at Monitoring Sites in the South Region of the District (Staff contact, Akintunde Owosina, P.E.)

Agenda Item Background:

Supervisory Control and Data Acquisition (SCADA) Telemetry Service (STS) requires contractual field services to maintain approximately 126 sites for a period of five years. These sites are located within the counties of Martin, Palm Beach, Hendry, Broward, Collier, Miami/Dade, and Monroe. They provide continuous monitoring of surface and ground water levels, gate and pump status, and water quality hydrogeological and meteorological parameters.

STS does not have the necessary manpower to perform the required maintenance, data collection and verification, and repairs at these sites to ensure the accuracy of the hydrologic records and continuous uninterrupted data flow. These activities are vital to support the District's mission of flood control, environmental monitoring and assessment, and mandated requirements. The contractual support sought is for field services only; the District provides all training and replacement parts.

This request is to authorize entering into a five-year contract with VCS Engineering, Inc., the lowest responsive and responsible bidder, for South Areas Datalogger Maintenance Services, in an amount not to exceed \$900,000. This item was competitively bid through a sealed bid process (RFB 6000001574). The bid opening date was October 31, 2024.

Recommended Action:

Resolution No. 2025-0405 Authorize entering into a five-year contract with VCS Engineering Inc., the lowest responsive and responsible bidder, for Datalogger Recorder Maintenance Services at sites which provide continuous monitoring of surface and ground water levels, water quality, hydrogeological and meteorological parameters, and gate and pump status in the south region of the District in an amount not to exceed \$900,000, for which Ad Valorem funds in the amount of \$48,450 are budgeted in Fiscal Year 2024-2025, and the remainder is subject to Governing Board approval of future years' budgets. (Contract No. 4600005182)

[Resolution No. 2025-0405](#)

18. e-Builder Construction Management Software Subscription Service (Staff contact, Akintunde Owosina, P.E.)

Agenda Item Background:

The e-Builder Construction Management Software is an efficient cloud-based construction management solution that manages construction program costs, schedules, and documents through workflow and business intelligence. e-Builder provides project managers the capability to measure and manage the construction project delivery process.

This request is to authorize amending a contract with e-Builder, Inc. for a construction management software subscription service for an additional three years, May 1, 2025, through April 30, 2028, in the amount of \$834,742.05 for a revised contract total of

\$2,653,443.30, using a special procurement pursuant to Sec. 155-6 of the District's Procurement Policy using the General Services Administration Contract Number GS-35F-408AA.

Recommended Action:

Resolution No. 2025-0406 Authorize amending a contract with e-Builder, Inc., for a construction management software subscription service for an additional three years, May 1, 2025, through April 30, 2028, increasing the amount by \$834,742.05 for a revised total of \$2,653,443.30, using a special procurement pursuant to Sec. 155-6 of the District's Procurement Policy using the General Services Administration Contract Number GS-35F-408AA for which \$278,247.35 in Ad Valorem funds are budgeted in Fiscal Year 2024-2025 and the remainder is subject to Governing Board approval of future years' budgets. (Contract No. 4600003640-A08)

[Resolution No. 2025-0406](#)

19. Amendment to Lease Agreement with Signature Flight Support LLC, Palm Beach County (Staff contact, Candida Heater)

Agenda Item Background:

Flight Operations supports District functions including water quality monitoring, operations and maintenance, regulatory compliance, research activities, pre-storm season inspections and post-storm flight assessments throughout the District's sixteen-county region. Flight operations is critical to the District's mission and maintaining the existing lease will provide uninterrupted service with no impacts to ongoing operations prior to the completion of the new flight operations facility, which is scheduled to be completed by the end of the year. The extension includes an out clause with 90-day written notification with no financial obligation for the remainder of the lease. Signature Flight Services is located at the Palm Beach International Airport. Staff requests approval to amend the contract for one year to December 31, 2026, for an amount of \$214,524.00.

Recommended Action:

Resolution No. 2025-0407 Authorize an amendment to the contract with Signature Flight Support LLC for the purpose of increasing the contract period by one year, in the amount of \$214,524.00, which is subject to Governing Board approval of future years' budgets. (Contract No. 4600003139-A08)

[Resolution No. 2025-0407](#)

20. Resolution Proclaiming April 2025 as Water Conservation Month (Staff contact, Mark Elsner, P.E.)

Agenda Item Background:

April is normally the last month of South Florida's dry season and water needs are most acute, highlighting the importance of conserving water. Since 1998, the month of April has been proclaimed Water Conservation Month in Florida to increase awareness and promote efficient use of the state's diverse water resources. With this resolution, the District will join the Florida Section of the American Water Works Association, water management districts, local governments, and other organizations in supporting water conservation through the adoption of similar resolutions throughout Florida.

Recommended Action:

Resolution No. 2025-0408 Proclaim April as Water Conservation Month.

[District Water Conservation Programs](#)

[Resolution No. 2025-0408](#)

Discussion Agenda

21. Declining Water Levels in the Mid-Hawthorn Aquifer in Northeastern Cape Coral (Staff contact, Mark Elsner, P.E.)

Agenda Item Background:

The District issued an Emergency Order Declaring a Water Shortage, which imposed Modified Phase III restrictions in the northeast portion of Cape Coral on November 28, 2023, to reduce groundwater withdrawals from the Mid-Hawthorn Aquifer. Mid-Hawthorn Aquifer water levels in the area did not improve sufficiently during the wet season as anticipated and additional restrictions may be warranted in the near future to further curtail water use to prevent significant harm to the Mid-Hawthorn Aquifer until City of Cape Coral's municipal utility services are constructed and operational in the area.

The City of Cape Coral, Lee County, and the District have been collaborating on this specific situation for over three years. The collaborating government entities recently completed a Joint Action Plan to prevent the region's Mid-Hawthorn Aquifer from experiencing significant harm due to groundwater withdrawals from wells. The Action Plan indicates that when Mid-Hawthorn Aquifer water levels, as measured at USGS Monitoring Well L-4820, decline to less than 10 feet above the minimum flow and minimum water level (MFL) (-93.01 feet NAVD) for two consecutive weeks, Modified Phase IV Water Shortage restrictions should be ordered for all Mid-Hawthorn Aquifer users in the water shortage area. Mid-Hawthorn Aquifer water levels at USGS Monitoring Well L-4820 in the water shortage area were at -91.64 NAVD on March 31, 2025.

April is normally the last month of South Florida's dry season and water needs are most acute with increasing temperatures and minimal rainfall. To plan and be proactive for the potential of Mid-Hawthorn Aquifer water levels declining below -93.01 feet NAVD at USGS Monitoring Well L-4820, staff is recommending the Governing Board approve a resolution authorizing the Executive Director to issue a Water Shortage Order imposing Modified Phase IV Water Shortage restrictions if/when the Mid-Hawthorn Aquifer water levels at USGS Monitoring Well L-4820 decline to less than 10 feet above the MFL (-93.01 feet NAVD) for two consecutive weeks.

Recommended Action:

Resolution No. 2025-0409 Delegate to the Executive Director the authority to issue a water shortage order and impose modified Phase IV restrictions in the northeast portion of Cape Coral when certain hydrological conditions in the Mid-Hawthorn Aquifer are present.

[Resolution No. 2025-0409](#)

Technical Reports

22. Water and Ecological Conditions Report - John P. Mitnik, P.E., and Cassondra Armstrong, Ph.D.

Staff Reports

23. Monthly Financial Report - Candida Heater, Division Director - Administrative Services
 - Fiscal Year 2023-2024 Disposition of Fixed Assets
24. General Public Comment
25. Board Comment
26. Adjourn

Draft Presentations and Project Reports

Agenda Item Background:

[21 Elsner Cape Coral Mid-Hawthorn Aquifer](#)
[22 Mitnik Armstrong Water and Ecological Conditions Report](#)
[CERP Report](#)
[NEEPP Report](#)

Public Comment Procedure

The South Florida Water Management District Governing Board encourages the public to provide comment and input to the Governing Board. Public comment is accepted at the two dedicated General Public Comment periods at the beginning and the end of the meeting. Public comment is also accepted on the Consent Agenda and each Discussion Agenda item.