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## **South Florida Water Management District**

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### **GOVERNING BOARD MONTHLY MEETING AGENDA**

July 10, 2025

9:00 AM

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

#### **FINAL**

1. Call to Order - Chauncey Goss, Chairman, Governing Board
2. Pledge of Allegiance
3. Employee Recognitions
  - July Employee of the Month: Michael Kirkland, Lead Invasive Animal Biologist
  - July Team of the Month: G-404 Repowering Team
  - 35-Year Service Award: Jose Otero, Section Administrator, Project Management
4. Agenda Revisions
5. Agenda Item Abstentions by Board Members
6. Big Cypress Basin Board Report - Charlette Roman, Chair
7. Consider Approval of the Minutes for the June 5, 2025 Meeting
8. Executive Director's Report - Drew Bartlett
9. General Public Comment
10. Board Comment
11. Move Consent Agenda Items to Discussion Agenda

12. Public Comment on Consent Agenda Items
13. Board Vote on Consent Agenda

## **Consent Agenda**

14. Recreation Lease, Sun Dancers Radio Control Club, Inc., Remote-Control Model Boats and Cars Club, St. Lucie County (Staff contact, Ray Palmer)

### **Agenda Item Background:**

The District acquired a property in St. Lucie County in May 2004, most of which was included in the construction of the C23/C24 Stormwater Treatment Area (STA), an Indian River Lagoon - South Comprehensive Everglades Restoration Plan (CERP) Project. A portion of the property on Sneed Road containing approximately 314 acres lies outside the STA and is managed as conservation land.

A 2009 lease of other District land to St. Lucie County was sub-leased to Sun Dancers Radio Control Club, Inc. (the Club), a not-for-profit entity whose members use the land for recreational use of remote-control model airplanes, cars and boats. The current Club site is located within the boundary of the C-23/C-24 South Reservoir. With construction of the Reservoir beginning later this year, the District wishes to relocate the Club lease site to a 13.22-acre portion of the Sneed Road property as a lease from the District with use for remote-control model boats and cars.

Since this will be a lease relocation, staff is seeking Governing Board authorization for a non-competitive lease to the Club for an initial term of ten years. The lease agreement will have the standard provision for termination by the District for convenience of 180 days. The approximate annual revenue will be \$1,102. The Club will pay all costs associated with the relocation and future site recreational improvements.

### **Recommended Action:**

**Resolution No. 2025-0701 Authorize entering into a ten-year recreation lease with Sun Dancers Radio Control Club, Inc., on 13.22 acres, more or less, in St. Lucie County as more particularly described herein. (Contract No. 4600005227)**

[Resolution No. 2025-0701](#)

[Exhibit A Map](#)

15. Amendments with Florida Power and Light Company, Stormwater Treatment Area 2, Palm Beach County (Staff contact, Ray Palmer)

### **Agenda Item Background:**

The District operates and maintains Stormwater Treatment Area 2 (STA-2) in Palm Beach County, which consists of constructed wetlands for the purpose of improving water quality by removing nutrients prior to discharge from STA-2 into Water Conservation Area 2A. Since the STA requires electric utility service from Florida Power and Light Company (FPL), the District and FPL entered into a Land Exchange and Cooperation Agreement on April 9, 2009, whereby the District conveyed certain

land areas to FPL and FPL granted the District a flowage easement interest in exchange. In connection with the land exchange, a Quitclaim Deed and Covenants and a Flowage Easement were executed. Both of these documents contained provisions regarding the District's operation, maintenance, and limits of water levels within the Cell 8 portion of the STA. In order to operate Cell 8 at full capacity, the District must be allowed to raise the maximum water levels maintained by the District within Cell 8. To facilitate that, the District completed construction work that raised FPL's transmission tower pads located within Cell 8 and FPL will now replace and elevate its transmission towers accordingly. Consistent with the elevation of the transmission pads and towers, the Quitclaim Deed and Covenants and the Flowage Easement are being amended to allow higher water levels.

**Recommended Action:**

**Resolution No. 2025-0702 Authorize entering into amendments with Florida Power and Light Company that modify and amend an existing Quitclaim Deed and Covenants and an existing Flowage Easement, in connection with the District's Stormwater Treatment Area 2, in Palm Beach County.**

[Resolution No. 2025-0702](#)

[Exhibit A Map](#)

[Exhibit B 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.

Staff evaluated the properties' size and location 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:

**Palm Beach County**

- Release District canal and road reservations for ZETZ RE 1 LLC, a Florida limited liability company (File No. 18970) for 4.87+/- acres; subject to payment of release value of \$33,608.00.
- Release District canal reservations for The Diocese of Southeast Florida, Inc., a Florida non-profit corporation (File No. 18971) for 0.16+/- acres; subject to payment of release value of \$2,052.60

**Recommended Action:**

**Resolution No. 2025-0703 Authorize release of certain canal and road reservations.**

[Memorandum Exhibit A](#)

[Resolution No. 2025-0703](#)  
[Maps](#)

17. Mowing Contract, Canal and Levee Rights of Way, Miami Field Station Area of Responsibility, Miami-Dade County (Staff contact, Rich Virgil, P.E.)

**Agenda Item Background:**

Maintenance of District lands and rights of way is required to ensure that vegetation is controlled at the appropriate height to provide for optimal performance and operational efficiency of the District's flood control system. This project for the Miami Field Station area of responsibility provides for the mowing of approximately 5,535 acres of canal and levee rights of way in Miami-Dade County.

**Recommended Action:**

**Resolution No. 2025-0704 Authorize entering into a three-year contract with two one-year renewal options with Inshape Maintenance, Inc., the lowest responsive and responsible bidder, for mowing services of various canal and levee rights of way in the Miami Field Station's area of responsibility, in Miami-Dade County, in an amount not-to-exceed \$1,444,317.35 of which \$116,052.00 in Ad Valorem Funds is budgeted in Fiscal Year 2024-2025 and the remainder is subject to Governing Board approval of future years' budgets. (Contract No. 4600005208)**

[Resolution No. 2025-0704](#)  
[Backup Presentation](#)

18. Stilling Well Platform Improvements, Resiliency of Coastal Structures and Capital Improvement Project Change Order No. 2, Broward and Miami-Dade Counties (Staff contact, Lucine Dadrian, P.E.)

**Agenda Item Background:**

As part of the Resiliency of Coastal Structures and Capital Improvement Program, the Stilling Well Platform Improvements Project, located in Broward and Miami-Dade Counties, consists of new stilling well platforms and stilling well instruments at 10 structures. The new stilling well instruments, mounted on the platforms, provide the District with more reliable real-time and continuous readings of the water levels in these water bodies, supporting remote operations of the coastal flood control structures. The new stilling well installations will also support the storm-resistant backup controller system and manatee protection equipment to be completed through a separate contract.

On December 14, 2023, the Governing Board awarded the Stilling Well Platform Improvements Project contract to Interlaken, Inc. for \$8,794,931.00 (Contract No. 4600004866). On December 20, 2024, the District executed Change Order No. 1 (4600004866-CO01) in the amount of \$950,379.00, which made material changes to stainless steel based on other coastal sites and implemented upgraded design features.

This change order includes additional terms and condition required by the Florida Department of Environmental Protection as well as additional costs brought upon by those changes to our terms and conditions, relocation of weed barriers and warning signs at structure S-21, installation of additional piles at structure S-21A, scope

deletion items at structure S-25B, substitution of sod in lieu of #57 stone in the debris landing areas of multiple sites, and asbestos well abandonments at multiple structures due to delay in the development of the Back Up Controller with Manatee Logic Panels. These changes result in an increase to the Contract price by \$120,966.30 for a revised total contract value of \$9,866,276.30 and adds 73 days to the Contract time.

**Recommended Action:**

**Resolution No. 2025-0705 Authorize Change Order No. 2 with Interlaken, Inc., for construction of the Stilling Well Platform Improvements critical flood control infrastructure project, for an additional amount not to exceed \$120,966.30, for which DEP Resiliency Florida Program Grant funds and Ad Valorem funds are budgeted in Fiscal Year 2024-2025. (Contract No. 4600004866-CO02)**

[Resolution No. 2025-0705](#)

[Presentation Backup](#)

19. Four Corners Rapid Infiltration Northern Everglades Watersheds Water Retention and Nutrient Load Reduction Project Service Agreement Amendment with ALJO Groves, LC (Staff contact, Jennifer Reynolds)

**Agenda Item Background:**

The Northern Everglades and Estuaries Protection Program (NEEPP) (§ 373.4595, Fla. Stat.) has established the Caloosahatchee River Watershed Protection Plan to improve the hydrology, water quality, and aquatic habitat within these watersheds. Public-private partnerships have been proven as a cost-effective and expeditious approach to provide regional water storage and water quality improvements. As part of NEEPP, the Four Corners Rapid Infiltration Project (ALJO Groves, LC), located in Lee County, is a public-private partnership supporting the Caloosahatchee River Basin Management Action Plan.

When the project contract was executed in 2022, it was estimated that the project would provide an average water storage benefit of 20,000 acre-feet per year. Since then, the service provider has demonstrated that the project can capture and store additional stormwater runoff, in excess of the original project benefits, through the use of additional infrastructure and resources located outside the project's footprint on adjacent land. The parties wish to amend the scope of work so to increase project storage benefits and increase project payments.

**Recommended Action:**

**Resolution No. 2025-0706 Authorize an amendment to the Four Corners Rapid Infiltration Northern Everglades Watersheds Water Retention and Nutrient Load Reduction Project Service Agreement with ALJO Groves, LC, to modify the Scope of Work to increase project storage benefits and increase project payments in an amount not to exceed \$6,000,000 for a revised contract total of \$30,264,939.17, of which \$750,000 in dedicated funds (State Appropriations) is budgeted in Fiscal Year 2024-2025, and the remainder is subject to Governing Board approval of future years' budgets. (Contract No. 4600004581-A03)**

[Resolution No. 2025-0706](#)

20. Lake Belt Mitigation Funding Agreement (Staff contact, Jennifer Reynolds)

**Agenda Item Background:**

The Lake Belt Area of Miami-Dade County lies west of the Florida Turnpike and east of Krome Avenue, occupying the buffer area between urban Miami-Dade County and the Everglades. This strategically important area is also important for flood control, water supply, and limestone production. The Legislature established the Lake Belt Plan Implementation Committee composed of government agencies, mining interests, and non-mining interests, which completed a long-term plan for the Lake Belt Area in 2000. The implementation of that plan, through ecological restoration and environmental enhancement projects, is funded through the Lake Belt Mitigation Fee held in the Lake Belt Mitigation Trust Fund managed by the District. Responsibility for the planning, implementation, and approval of expenditures from the Lake Belt Mitigation Trust Fund is carried out by the legislatively established Lake Belt Mitigation Committee (§ 373.41492, Fla. Stat. (2024)), consisting of representatives from state and federal agencies, and a non-voting representative from the industry. This agreement will continue the procedures originally established by the Governing Board in 2010 to provide for the efficient and timely funding of the Committee-approved projects.

**Recommended Action:**

**Resolution No. 2025-0707 Authorize approval of the amended ten-year Cooperative Funding Agreement with Miami-Dade Limestone Products Association, Inc., for the implementation of water resource mitigation projects as approved by the Interagency Lake Belt Mitigation Committee. (Contract No. 4600002246-A02)**

[Resolution No. 2025-0707](#)

**Discussion Agenda**

21. Fiscal Year 2025-2026 Proposed Tentative Budget and Submission of Proposed Millage Rates (Staff contact, Candida Heater)

**Agenda Item Background:**

Pursuant to Section 373.536, Florida Statutes, the District shall, on or before July 15 of each year, submit for consideration by the Governing Board a tentative budget.

Pursuant to Section 200.065, Florida Statutes, the District shall, on or before August 4 of each year, advise each county property appraiser within the boundaries of the District of its proposed millage rates for inclusion in the notice of proposed property taxes. The millage rates that are being proposed for Fiscal Year 2025-2026 are the same rates as last year's rates and are not an increase. With these proposed rates, the Fiscal Year 2025-2026 will be the twenty-eighth year that the District has not increased its millage rates. The Fiscal Year 2025-2026 proposed millage rates remain the lowest rates since Fiscal Year 1978-1979.

**Recommended Action:**

**Resolution No. 2025-0708 Consider the Fiscal Year 2025-2026 proposed tentative budget and authorize submittal of the Fiscal Year 2025-2026 proposed millage rates to county property appraisers for inclusion in the notice of proposed property taxes.**

[Resolution No. 2025-0708](#)

## **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
24. General Public Comment
25. Board Comment
26. Adjourn

Draft Presentations and Project Reports

### **Agenda Item Background:**

[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.