

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
MINUTES

Date: March 17, 2025
8:00 A.M.

Held at
8756 Boynton Beach Boulevard, Suite 2100
Boynton Beach, Florida 33472

1. **Roll Call**

The meeting was called to order by Chair Walsey at 8:00 A.M.

The Secretary then called the roll and noted that all Supervisors were present.

In Attendance:

Board Members: Charles Walsey, Larry Portnoy, Rick Elsner, Pam Duhaney, and Pat Fogarty.
District Engineer: Alan Wertepny
Operations Manager: Robert Poyner, RLP Property Services, Inc.
District Manager: Michael McElligott, SDS, Inc. (via Microsoft Teams)

2. **Approval of Agenda**

After a motion by Supervisor Duhaney and a second by Supervisor Fogarty, the Board unanimously approved the agenda.

3. **Approval of Minutes**

a. There being no changes, with a **motion** by Supervisor Duhaney and second by Supervisor Portnoy, the minutes of the Regular Board meeting of February 17, 2025, were approved **5-0** as presented.

4. **Engineer's Report**

The District Engineer Alan Wertepny distributed his written report (copy attached). Mr. Wertepny informed the Board of Lake Okeechobee water levels, which were still high, and that they are still releasing water in all directions. They are trying to get the lake below 13 feet before the rainy season starts. He informed the Board that the County posted updates to its 5-year road plan. The changes were all just cost updates. No updates on SR 7. There was some discussion regarding the SFWMD water use permit data. The CDD has been well under over the last year. Mr. Wertepny also gave an update on the culver project. He stated that SFWMD may want an additional permit with the Army Corp, but the CDD should be exempt from the Army Corp permit. He is waiting to hear back.

5. **Operations Manager's Report**

The Operations Manager Bobby Poyner distributed his written report (copy attached). Mr. Poyner went over some current water levels and mentioned that the L8 is a little low, and he is going to call SDWMD about it. He also stated that they had to do a little bit of spraying and mowing. Mr. Poyner went over a request from Bowman about putting in an additional drainage pipe. Both Mr. Poyner and Mr. Elsner do not believe it would work where he wants to put it. They suggested Bowman go to SFWMD first. There was also a discussion regarding a request to allow a section of the CDD road to be built up to the same level as an ITID road right by the CDD road. After looking at some pictures of the site and a discussion, the consensus of the Board was that this should not be a problem. Mr. Poyner also showed some pictures of the recent signs that had been put up.

6. **Update on Pipe Repair / Slip Lining Project**

Mr. Poyner informed the Board that they have put the order for the pump. Also, the pipes should be ready soon. They are still waiting for a response from SFWMD. There was discussion that the situation could become dire with short notice as the rainy season is getting close. It may be necessary to declare an emergency repair situation to speed up the response from SFWMD. This will require a letter to be written by Mr. Johnson, the CDD attorney.

After the discussion, there was a motion by Mr. Portnoy, with a second by Mr. Elsner, to declare the pipe at the north and south outfall, connecting the Indian Trails Grove to the L8 canal to be in an emergency situation per the Underwater Hydraulics report requiring repairs to be done immediately. The **motion** passed **5-0**.

7. Manager's Report

a. Financial Status

Mr. McElligott updated the Board on the financial reports sent to Supervisor Portnoy. There was some discussion, but no specific action needed from the Board.

b. Other Items

Mr. McElligott had no other items.

8. Comments by Supervisors

There were no comments from the Supervisors.

9. Comments by Public

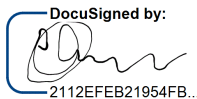
There were no members of the public present.

10. Announcement of Next Meeting Date

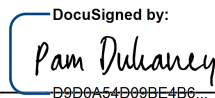
The Chair announced that the next meeting would occur on April 21, 2025, at 8:00 A.M. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472.

11. Adjournment

Upon motion by Supervisor Duhaney, and second by Supervisor Portnoy, the meeting was adjourned at 8:46 A.M.

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Charles C. Walsey, Chair

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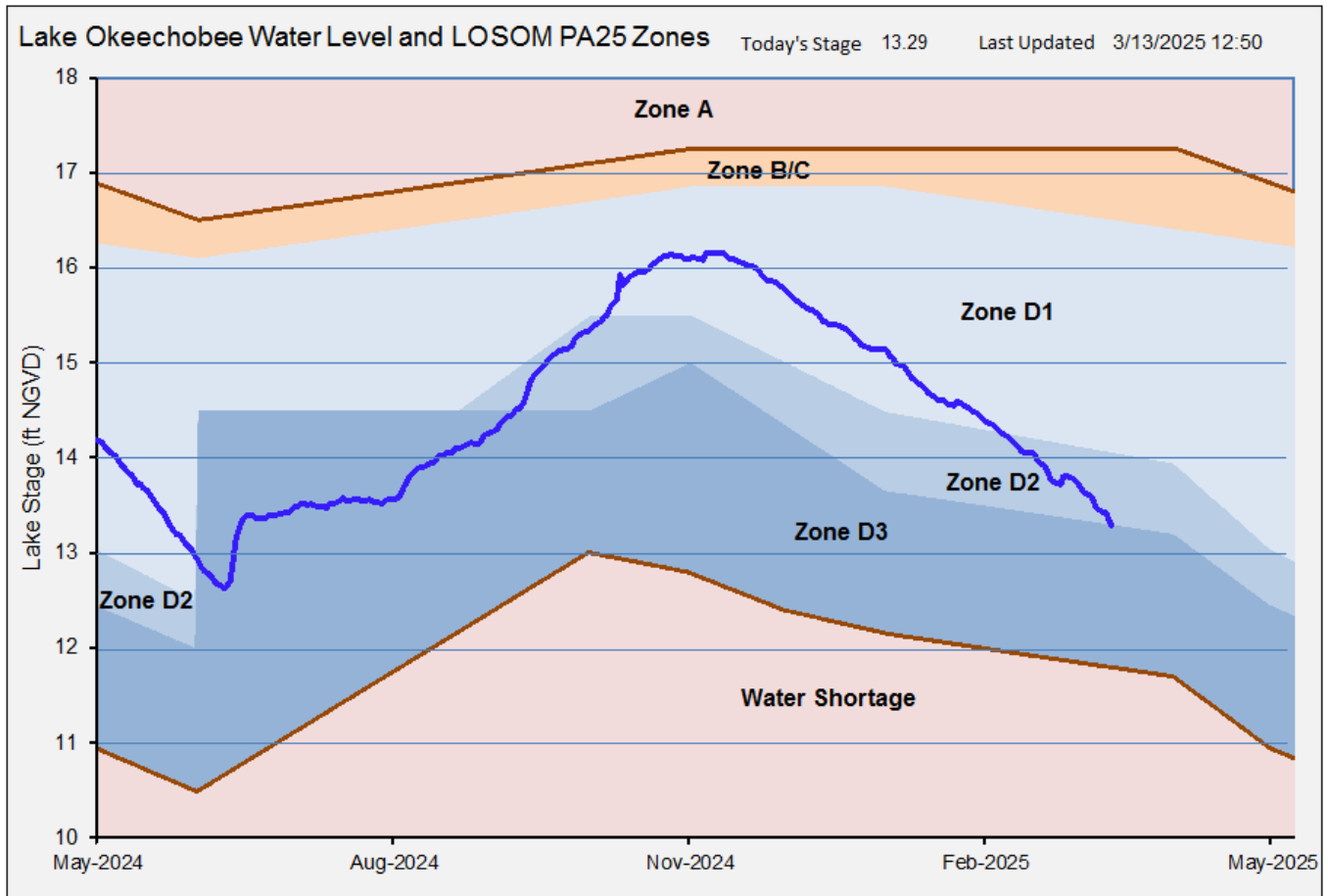
Pamela Duhaney, Secretary

**Cypress Grove Community Development District
Engineer's Report for
March 17, 2025**

Current Lake Okeechobee Water Levels

On March 13, 2025, the Lake level was at an elevation of 13.3 feet NGVD. The Lake Okeechobee water level is approximately 1.6 feet above the Water Shortage Zone. Reported Lake releases are west to the Caloosahatchee River, east to the St. Lucie Canal and south into the Hillsboro/North New River canal, WPB Canal, the L-8 Canal and Miami canal. The L-8 Canal stage at West Palm Beach M Canal was at elevation 124 feet NGVD.

On December 7, 2024, the U.S. Army Corps of Engineers began lowering lake levels to allow for recovery of submerged aquatic vegetation. The goal is to lower the lake levels below 13.0 feet NGVD prior to the rainy season.



Loxahatchee River Restoration (No Changes since August 2024)

On May 16, 2022, U.S. Army Corps of Engineers (Tabitha Elkington) and South Florida Water Management District (Ana Carolina Maran) provided an update to the Palm Beach County Water Resources Task Force. Loxahatchee River Watershed Project Status included:

Update on 2022 IDS (Integrated Delivery Schedule)- Active and authorized design and construction.

- Divided into three Flow-ways. - Flow-way 1 (captures flows from ITID M-1 Basin are conveyed to CWPB M-Canal and then to C-18 Canal for delivery to the Loxahatchee River. Flow-way 2 (captures water from ITID M-1 Basin and JW. Corbett Wildlife Area and stores it in a Reservoir and ASR wells for delivery to the C-18W canal and Loxahatchee River. Flow-way 3 reduces over-drainage of lands in southern Martin County, restores water levels in wetlands and restores base flow to the NWFLR.
- Design is underway for all three Flow-ways.
- SFWMD is coordinating with ITID on components and issues with Flow-ways 1 and 2.
- Construction of the improvements is scheduled to begin in 2027 and completion in 2031-2032.

County Five-Year Road Program -Fiscal Year 2025

The Palm Beach County Five Year Roadway Program has eight roadway improvement projects for three roads within the vicinity of our District. Seminole Pratt Whitney Road and Northlake Boulevard widening projects are underway. 60th Street North Improvements are projected to begin in 2025. Below is a listing of the seven segments of roadway improvements for these three roads.

Seminole Pratt Whitney Road

- (1) Orange Blvd to south of Northlake Blvd widening from 2 to 5 lanes (1.8 miles) at an estimated construction cost of \$10.7 million.
- (2) Northlake Blvd. intersection improvements at an estimated construction cost of \$5.41 million
- (3) Extension from Northlake Blvd to Coconut Blvd. (2.6 miles for 4 lanes) to provide alternative access to Beeline Hwy with design to begin in FY 2025 for estimated cost of 2.5 million

Northlake Boulevard

- (1) **Seminole Pratt Whitney Road east to Hall Blvd widening from 2 to 4/6 lanes (1 mile) at an estimated design/construction cost of \$7.5 million in FY 2025.**
- (2) **Hall Blvd. to Coconut widening from 2 to 4/6 lanes (2.4 miles) for design and construction cost estimate of 12.4 million in FY2025.**

60th Street North

- (1) **Seminole Pratt Whitney Road to 140th Street Avenue North. An estimated cost of \$ 39.5 million for construction of 2.7 miles of a 4-lane road in FY 2029.**
- (2) **60th Street North from 140th Ave. N to East of 120th Avenue North. The construction cost is estimated to be \$23 million for 2.0 miles of a five- lane road in FY 2029.**
- (3) **60th Street North from East of 120th Avenue North The design cost is estimated to be \$1.5 million for 0.9 miles of a five- lane road in FY 2026.**

SR 7 Extension from Okeechobee BLVD to Northlake Blvd (No updates since December 2024)

The first trial before the State Division of Administrative Hearings was concluded in late May 2024. Post-trial documents were requested by the court and were submitted in November. A ruling from the court is not expected for several months.

A separate administrative trial related to the project began on December 9 before the same administrative judge. This second trial relates to a challenge the City of West Palm Beach brought against the project's Water Use Permit. This trial is expected to last 1 week. It is unknown how long it will take the court to issue a ruling.

SFWMD Water Use Permit

The quarterly water use report (October 2024- January 2025) was submitted on February 17, 2025. A copy of the historical monthly usage tables (October 2009- January 2025) is attached.

L-8 Culverts Lining Project

On March 4, 2025 we received a request from SFWMD for more information on the permit application from English Shamus with SFWMD right-of-way section. We addressed all five comments and sent a response on March 10, 2025. The response included:

- 1. No Section 404 permit is needed for the improvements.**
- 2. Confirmation that we are applying for a construction permit not a conceptual permit.**
- 3. Drawings were updated for TOB, EOW and SFWM ROW.**
- 4. Drawings were updated for DWSE and OWCE.**
- 5. Drawings were updated for the note for Spoil mound.**

SFWMD noted that they will not file the application to USACE for a Section 408 permit until all items are complete including submittal and receipt of a USACE 404 permit application number or an email from the USACE stating that our project is exempt from Section 404 permit requirements. An email was sent to USACE requesting confirmation that this project is exempt from needing a Section 404 permit.

We are waiting for responses from SFWMD and USACE.

FPL Powerline Property Adjacent to L-8 Canal (No updates since December 2024)

Richard Bowman and other farmers are considering leasing FPL lands for agricultural use. Together with their consultant Paul Whalen (TAC Environmental) they are exploring the feasibility of obtaining water use allocation and drainage from CGCDD. A Zoom meeting was held on November 22, 2024, to discuss the proposed project. Following the meeting I transmitted information to Paul Whalen on the CGCDD permit requirements (general information, permit applications, permit conditions, water use agreement, ...). The most challenging requirement is meeting our discharge criteria (approximately 2,000 gallon per minute) as compared to their initial request of 14,000 GPM. Paul Whalen is exploring options.

Cypress Grove Community Development District

Operations Report

3/17/25

- On March 16, 2025 the offsite L-8 Canal elevation at the North Pump was 11.6 and the onsite elevation was 17.8 The South Pump offsite elevation was 11.6 and the onsite elevation was 11.6 Lake Okeechobee water level is 13.16 February level was at 14.05
- Canals- Aquatic herbicide in progress & canal bank spot treatment of Florida Holly.
- 1st Quarter pump reports 1/1/2025.
- Side Mowing ongoing.
- Hundley, Bowman & Alderman farming operation FPL powerlines. (Drainage request)
- Fuel tank inspection. We had 7002 gal of fuel delivered on 1/17/25 and have used 4200 gal since delivery.
- Capital Improvement Projects and estimated cost.
 - 1.
 2. Remove brush west canal bank section 29. Estimate (\$12,000.00)
 3. Rip Rap reshape canal banks N/S pump stations. (South station started)
 4. Marie Ct. Clear & reshape canal banks. (Approx 1 mile)
 5. Long reach summer maintenance \$17,500.00
 6. Reshape canal banks section 28.
 7. Reshape & Remove Rock through CDD Canal Banks.
 - 8.
 - 9.
 - 10.
 11. Pump replacement original north pump. Option 1. 37,644.00 Option 2. \$45,233.00
 12. Replace 40 feet of 72 inch pipe center road section 20&21. 20ft of pipe needed. (Patch is currently holding)

Future projects clean both sides of district canal banks.

- SRG horse waste.
- SRG water Marie CT.
- Tru-Flo pump quote 30" straight bore vertical pump. \$50,702.00 (Pump Ordered)
- Slip Line L8 Pipes – SFWMD Permitting- Pipe ordered.
- Pump engine repairs by Everglades Farm Equipment. (North & South Engines)
- Projects to complete. (Repair canal bank east canal 21&22)
- Water boom estimate \$3000.00 (GEI Works)
- New road signs installed.
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