

**Board Of Supervisors
Regular Meeting Minutes
North St. Lucie River Water Control District
March 26, 2026**

Present were Supervisors Steve Cassens, Wes Carlton, and H. M. Ridgely, III, Attorney Katherine Rosmell, Supervisor of Works Bill Price, Engineer Patrick Helms, and Secretary Patricia Kuta. Also present were Ron Edwards and Leah Sams, (Evans Properties), Butch Terpening (C&T), Jared Sands (Holiday Builders), Spencer Spraker (Kimley-Horn), Austin Burr (GreenPointe Developers), Patrick Murphy and Jen Gent (South Florida Water Management District) and Joel Gaillard, Lance Fischer, and Melissa Reynolds (Army Corps of Engineers).

Upon motion made by Supervisor Ridgely, seconded by Supervisor Carlton and carried, disbursements for the months of March in the amount of \$178,108.71 were approved as were the minutes of the February Meeting.

Butch Terpening and Jared Sands addressed the Board regarding the violation of the Pineapple Groves permit Special Conditions. They discussed a proposed alternative for Canal 33 following a slope stability analysis. If the results of the analysis are positive, then rock/rip rap will not be required for the Canal. The Board agreed that conceptually it is good, but it all depends on the analysis. Additionally, a Maintenance Agreement was discussed, and it was determined that the Community Development District would maintain Canal 33 all the way to I-95.

Representatives from Founders Crossing East presented an overview of the proposed single-family residential development off Midway Road. Maintenance of Canal 91 was discussed as was adjusting the District structures along Midway Road.

Joel Gaillard provided a status update on the Canal 23/24 Stormwater Treatment Area and asked the Board if they had any questions/concerns. It was reported that the Preliminary Project Operations Manual review is on hold while the Stormwater Treatment Area model is being analyzed. The Board emphasized that upgrades and improvements must be made to the District to better facilitate Stormwater Treatment Area operations including, but not limited to, stage monitoring equipment, retrofitting the Fittings Structure, structure gate upgrades, and Ten Mile Creek maintenance. It was suggested that the Ten Mile Creek Operations Manual be incorporated with the new Stormwater Treatment Area Manual.

Secretary reported that payroll tax deposits were made, payments were made and forms completed for the Florida Retirement System, invoices were paid for the month of March, invoices for March were mailed, as were the annual permits, and general office correspondence was handled. Auditing Reports were completed and mailed/emailed to the Auditor General. Referendum Ballots were received and sorted. A Water Use Permit was submitted by Graves Brothers. Motion was made by Supervisor Carlton, seconded by Supervisor Ridgely and carried to approve the permit.

The Supervisor of Works report stated that the District is in good shape, and water levels are good. Canals 35, 36, 37, 67, 87, 88, 89 and 107 are being cleaned and Canals 32W, 33, 35, 36, 37, 42, 87, 88, 88x and 90 are being mowed. The Header Canal right-of-way at Fittings is being graded.

Attorney Rosmell reported that although the Referendum did not pass there are ways to levy future assessments using different funding streams. An economics study would be required to analyze the benefits for properties. It was suggested that the entire District be assessed to determine what capital improvements might be required in the future.

Patrick Helms recommended the following permits for approval: Serenoa (Canal 43) and Amazon One Grocery (Canal 40), Motion was made by Supervisor Ridgely, seconded by Supervisor Cassens and carried to approve the permits with Special Conditions. Additionally, four permits requested an extension: Eden Oaks (Canal 23) and Florida Power and Light (Canals 75 (two permits) and Canal 80). Motion was made by Supervisor Carlton, seconded by Supervisor Ridgely and carried to approve the extensions with a fee of \$1000.00 per permit.

Projects under review include Speedwagon (Canal 31), Founders Crossing East (Canals 90 & 91), Pineapple Groves (Canal 33), LP Asphalt (Canal 101), and Kings Highway (Canals 32 East and West).

A meeting was held with the District Engineer and representatives of the Seminole Tribe of Florida to discuss the potential use of Canal 51 right-of-way and maintenance consideration along Canals 51 and 51X. The Board requested the Tribe to let them know specifically what they want from the District. Also, there was concern expressed about a spoil pile associated with Creekside development located on the east side of Canal 51 right-of-way.

The Creekside contractor has been using Canal 51 right-of-way for construction access without a permit. The Board requested the development get a permit.

There being no further business to come before the Board, the meeting was adjourned.

Steve Cassens, President

Patricia Kuta, Secretary