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December 2, 2022

VIA DIRECT UPLOAD / EMAIL

Dirk A. Danley, Jr., Principal Planner
Department of Community Development, Zoning Section
Lee County
P.O. Box 398
Fort Myers, FL 33902-0398
Email: DDanleyJr@leegov.com

RE: Response to the Lee County Department of Community Development's review comments dated July 26, 2022 regarding Case No.: DCI2022-00002

Dear Mr. Danley,

The purpose of this letter is provide a response to the Lee County Department of Community Development's review comments dated November 4, 2022, for the above referenced Planned Development Application. We appreciate the coordination and assistance from Staff over the past several months related to this application.

We welcome additional calls and emails from County Staff that will continue to help us address all comments in the most efficient manner possible.

Development Services Review:

1. Staff questions the need for Deviation #5 which requests a sidewalk on one side of the roadway in the residential areas. LDC 10-256(b)(2)(c)1 reads "a pedestrian way is required along one side of all streets internal to a residential development and must extend from intersection to intersection.."

RESPONSE: The applicant has removed the deviation for the sidewalk on one side of the roadway based on LDC 10-256(b)(2)(c). The deviations requested have been renumbered to reflect the removal of this deviation.

2. The removal of the connection to Shawnee Road has created a dead-end roadway at the property line. LDC 10-296(k) requires dead-end roadways to be closed with a cul-de-sacs.

RESPONSE: The Master Concept Plan has been amended to reflect a cul-de-sac at the location of the previous connection to Shawnee Road.

Natural Resources Review:

1. The integrated surface and groundwater model files were not submitted. Please provide the model files to Lee County Division of Natural Resources. Please note Staff will run the model.

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RESPONSE: The requested digital model files were uploaded to Lee County's Serv-U File system on November 3, 2022 and should be available to County Staff.

If there is any issue accessing the files, they are also available through Progressive Water Resources' (PWR) Sharefile link below. As indicated in the model output files previously submitted, Peter A. Brown, P.E. certified the results. If Staff has any questions or comments, please do not hesitate to contact Peter directly at PWR's Sarasota office. Please note that during their development, the model files were reviewed by the firm that created ICPR4, Streamline Technologies, Inc. After review of the model files, Streamline was in agreement with both the approach and results determined by PWR.

<https://prowatersource.sharefile.com/d-sec48e31b96e7442ea021b450416c4aa7>

2. On Page 9 of the response letter the applicant states "On June 28, 2022 a dry season groundwater level elevation was recorded in the monitor well at a depth of 20.96 feet below the measuring point". Lee County rain gauges at the Gateway Water Treatment Plant received 9.9 inches in May and 15.34 inches in June for a combined rainfall of 25.24 inches. This is not considered an accurate account for a "Dry Season" data point. Please use a more accurate "Dry Season" water level reading from the months of February, March, or April. Please revise the groundwater model accordingly.

RESPONSE: Staff is correct in that rainfall amounts in Lee County are typically lower from January through May as compared to June, and the amount of rain reported at the Gateway Water Treatment Plant for May and June 2022 was well above the 30-year mean for those same months. However, as Staff is also aware there is a delay in which rainfall recharges (increases groundwater levels) within the underlying confined Sandstone Aquifer and records indicate that the seasonal highs for the Sandstone Aquifer typically occur from September through November.

To provide additional assurance that the proposed project will not result in adverse impacts to the water resources, PWR reviewed the period of record groundwater elevations at the United States Geological Survey (USGS) Sandstone Aquifer Monitoring Well L-729, located to the east, within Lehigh Acres (see Figure 1). L-729 has been monitored since May 1977 and on April 15, 2017 (prior to Hurricane Irma) groundwater levels exhibited a period of record low of -3.74 feet NGVD or -4.94 feet NAVD. As previously provided, the Sandstone Aquifer at the Applicant's Timber Creek development located directly across Daniels Parkway occurs at elevation -55.45 feet NAVD. Therefore, the Maximum Developable Limit (MDL) in the vicinity of the proposed Daniels South development is anticipated to occur at approximately -35.45 feet NAVD (20 feet above the upper contact of the Sandstone Aquifer). Using the highly conservative period of record low groundwater elevation recorded at Monitor Well L-729 (-4.94 feet NAVD), Sandstone Aquifer groundwater levels would remain 30.51 feet above the MDL at the Applicant's property (-4.94 minus -35.45 = 30.51 feet) even during a severe drought.

As indicated in PWR's groundwater flow modeling, the Applicants' proposed use of the Sandstone Aquifer for irrigation is predicted to exhibit approximately 1-foot of drawdown at the eastern property boundary. Using the same conservative approach described above, under the worst-case scenario (using the period of record low from L-729) groundwater levels would remain approximately 29.51 feet above the MDL and 49.51 feet above the Sandstone Aquifer. Therefore, no adverse impacts to the water resources are anticipated. Please note that to date, groundwater levels collected at Timber Creek's Sandstone Aquifer monitoring well exhibit less

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seasonable variability, as compared to monitor wells within, or in close proximity to, Lehigh Acres. This is not surprising given the extraordinary number of Sandstone Aquifer wells within Lehigh Acres.

3. Please provide the groundwater model results including water level contours resulting from a maximum water withdrawal for 90 days with no recharge. Please detail which well and what qualifying dry season water level was used for the model.

RESPONSE: Please note that the 90-day Maximum Month groundwater flow modelling performed by PWR computes drawdown and is independent of groundwater levels. Once the model run is complete, the results are then superimposed on groundwater levels to determine potential impacts to the MDL, exiting legal users, etc. (see response to Question No. 2 above). Therefore, the model results previously submitted are still relevant.

4. The ELMP does not include a section detailing the groundwater monitoring plan. Please prepare and include a groundwater monitoring plan in the ELMP. Monitoring wells shall be located on the North, East, and West borders of the project. The monitoring wells should be fitted with electronic water level measuring devices that at a minimum take measurements every 6 hours daily. Groundwater level data must be submitted to Lee County Quarterly.

RESPONSE: The ELMP has been updated to include groundwater level monitoring of the Sandstone Aquifer as requested. However, Staff's request to have the Applicant install and then monitor Sandstone Aquifer water levels on three sides (north, east, and west) of the development is not warranted. As shown on the attached Figure 1, there is already an extensive water level monitoring network operated and maintained by the South Florida Water Management District (SFWMD) and the USGS. This existing network, including the Sandstone Aquifer monitoring well at the Applicant's Timber Creek development to the west, along with the proposed monitoring well to be located at the eastern boundary of their Daniels South development, provide for unparalleled assessment and protection of groundwater resource conditions. Requiring additional monitoring wells, beyond the one proposed by the Applicant, is therefore not considered necessary.

PWR's groundwater flow modeling was used to locate the proposed Sandstone Aquifer monitoring well along the eastern property boundary and the Applicant's proposed water level monitoring will provide additional assurance that no adverse impacts will occur to the nearest existing legal users along Shawnee Road. In addition, the model predicted drawdown previously provided to Staff is approximately circular in shape and exhibits similar magnitudes of drawdown in all directions. This simplifies the monitoring approach and further negates the need for additional monitoring wells.

PWR also has extensive experience in monitoring groundwater levels and the request to monitor water levels every 6 hours (4 times per day or 1,460 times per year) is not considered necessary. PWR has proposed two (2) water level readings be recorded each day and considers the quality of the data more important than the number of readings. This is why groundwater levels are first manually verified prior to each monthly download from the water level transducer. Subsequent to each water level download, the data is reviewed and calibrated to the manual readings to maintain data accuracy throughout the reporting timeframe. Furthermore, Staff's requested number of water levels readings per day shortens the water level transducer's battery life by a factor of two.

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5. Monitoring wells should be constructed prior to submittal of the Development Order to establish a baseline. Monitoring wells along the Northern and Eastern borders of the project are necessary to accurately depict any change, should it occur, to the Domestic Seld Supply wells on both borders.

RESPONSE: Given the extraordinary level of SFWMD and USGS groundwater monitoring in the vicinity of the project, the Applicant disagrees that groundwater monitoring should occur before the first Development Order. The Applicant proposes that the eastern monitoring well be installed upon issuance of the first Development Order and prior to the operational use of the proposed irrigation system. As Staff is aware, initiation of irrigation will only occur after all of the development's infrastructure, including the stormwater lakes are fully operational and final landscaping is installed. Therefore, the approach offered provides more than enough time to collect site-specific background water level data prior to the onset of irrigation.

Staff's comment regarding monitoring along the northern and eastern borders of the project was addressed in the response to Question No. 4, above.

6. The subject property is proposing to utilize an integrated stormwater management system to serve both the proposed commercial uses abutting SR 82 and the proposed residential development. Stormwater from both parts of the development flow south, as seen in the Master Drainage Plan, and will outfall into Water Body Identification (WBID) No. 3258C5, which is impaired for Metals and on the FDEP Study List for Dissolved Oxygen. Please revise the ELMP to include sampling for Iron, Zinc, E. coli, and TSS.

RESPONSE: As shown on Figure 2, the Applicant's property occurs within WBID No. 3258D3, which is currently not impaired for any constituent, and extends to the southwest through a large proportion of the DR/GR. Therefore, Staff's assertion that since an adjacent WBID (3258C5) is impaired for a single naturally occurring element, Iron (taken from FDEP's Comprehensive Verified List dated Nov. 14, 2022) does not appear to justify the need for testing of additional constituents such as Zinc, E.coli and Total Suspended Solids (TSS). In addition, the Applicant has already proposed testing for nutrients, the most common surrogate for low Dissolved Oxygen levels.

However, in the interest of addressing Staff's comments, the Applicant has agreed to adding Iron, Zinc, E. Coli, and TSS to the two (2) proposed sampling locations on the western side of the project (SW-2 and SW-3).

7. Please provide monitoring locations at each outfall for the proposed commercial development. If the commercial portion of the Mixed Use Planned Development is not designed yet, please provide language in the ELMP allowing for the addition of monitoring locations. The ELMP must be revised to include the entirety of the proposed Mixed Use Planned Development. As previously mentioned, an integrated stormwater management system serving both the commercial and residential development is proposed.

RESPONSE: Please note that the previous version of the ELMP already incorporated sampling locations at all proposed residential development outfalls. In addition, the attached ELMP has been updated to incorporate the entirety of the Mixed-Use Development and language added that additional monitoring may be necessary as specific details of the commercial development are provided through the Development Order process.

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We believe that the responses above and attached materials provide the information necessary to appropriately respond to the comments provided. Should additional information be necessary to find the application sufficient, please do not hesitate to contact me at 850-354-7624 or email me at tekblad@stearnsweaver.com.

Sincerely,



Tina M. Ekblad, MPA, AICP
Director of Planning

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Daniels Parkway South
Mixed Use Planned Development
Schedule of Deviations

1. Deviation from Section 10 -329(d)(4) which requires the shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table TO PERMIT the shorelines of excavations for retention and detention areas within the Airport Wildlife Hazard Protection Zone ("AWHPZ") to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures to be proposed by the project engineer at the time of development order to prevent erosion and scouring. Within the AWHPZ acceptable enhanced slope protection measures may include, but are not limited to, use of an appropriate geosynthetic turf reinforcement mat or similar shoreline stabilization technique and might include hardened structures such as those identified in Section 10-418(3). The design technique(s) used will be determined at the time of development order by the project engineer upon approval by the Director based upon evaluation of site specific conditions at that time.
2. Deviation from Section 10-418(2) & (3) which require a planted littoral shelf for all surface water management systems to mimic the function of natural systems TO PERMIT those surface water management systems within the Airport Wildlife Hazard Protection Zone to eliminate the planted littoral shelf requirement and to permit the substitution for 100% of the required littoral plantings for native wetland trees.
3. Deviation from Section 10-418(2)(d)(3) which limits substitution of native wetland trees may to 25 percent of the required number of herbaceous plants TO PERMIT substitution for 100 percent of the required number of herbaceous plants to be native wetland trees.
4. Deviation from Section 10-418(3) which limits Bulkheads, Geo-textile tubes, riprap revetments or other similar hardened shoreline structures to 20 percent of an individual lake shoreline and these structures cannot be used adjacent to single-family residential uses TO PERMIT that Bulkheads, Geo-textile tubes, riprap revetments or other similar hardened structures may be used for 100 percent of an individual lake shoreline and may be used adjacent to single-family uses.

Justification for all deviations 1-4: Section 34-1001, *et.seq.* establishes the Airport Compatibility District applicable to the lands encompassing and surrounding the Southwest Florida International Airport (SWFIA). Section 34-1003 defines the *Airport Wildlife Hazard Protection Zone* as the "area encompassing 10,000 feet from the nearest point of any SWFIA ... runway shown on the most recent Airport Layout Plan approved by the FAA to be used or planned to be used by turbojet or turboprop aircraft." Section 34-1012(a)(10) requires that "all water management ponds, lakes, canals, conveyances, and other features within 10,000 feet of any public airport are encouraged to be designed and built-in accordance with FAA recommendations."

A portion of the subject property is within the 10,000 foot *Airport Wildlife Hazard Protection Zone* for the Southwest Florida International Airport and that buffer zone area is shown on the Master Concept Plan.

FAA Advisory Circular 150/5200-33B published August 28, 2007, provides guidance on land uses that have the potential to attract hazardous wildlife on or near public airports. This advisory requires airports serving turbine-powered aircraft to ensure 10,000 feet of separation are provided from hazardous wildlife attractants. The advisory also states under the summary for "New storm water management facilities" that "to facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lines,[and] narrow, linearly shaped water detention basins." In addition, the summary states "all vegetation in or around detention basins that provide food or cover for hazardous wildlife should be eliminated."

In an effort to comply with the intent of the published FAA guidance within the 10,000 foot *Airport Wildlife Hazard Protection Zone* buffer radius, the applicant is requesting to increase the slope of proposed stormwater management lakes to 4 to 1 in areas near residential development. The applicant is also requesting to eliminate the required planted littoral shelf and littoral zone plantings for the surface water management system lakes located within the 10,000 foot buffer in order to provide only native wetland trees consistent with those native wetland/aquatic tree-species acceptable to FAA/Airport guidance. The 4:1 slope will discourage herbaceous littoral vegetation establishment and decrease the potential for wildlife attraction within the 10,000 foot separation from the airport and therefore is supportive of public health, safety and welfare. However, the native wetland trees selected will provide some visual interest and enhancement plantings around the storm water management lakes consistent with other projects within the *Airport Wildlife Hazard Protection Zone* buffer and with the guidance issued by the FAA. The requested deviation to provide native trees will be reviewed by the Lee County Port Authority and Community Development. To ensure consistency with this deviation request, at the time of development order, the appropriate design of the lake bank slope and landscape plan will be presented to Development Services by the project engineer and landscape architect and reviewed to ensure that the slope protection measures proposed will prevent erosion and scouring and shrub species provided are appropriate. Additionally, at the time of development order, surface water from the 10,000 foot protection zone lakes will be designed to discharge into lakes outside of the 10,000 zone where water quality treatment will occur prior to discharging from water management system.

Section 10-418(2) specifies that the design requirements of the planted littoral shelf seek to promote the establishment of vegetation along the lake bank to "provide habitat for a variety of aquatic species, including wading birds and other waterfowl." This design characteristic is intended to be a wildlife attractant (in direct conflict with the FAA guidance for new development within the 10,000 foot separation). In order to comply with the FAA guidance and to promote the public health, safety and welfare of communities around the SWFIA and of the air traveling public, the Application proposes a deviation within the 10,000 foot *Airport Wildlife Hazard Protection Zone* to allow a man-made mechanism (rather than enhanced plantings) consistent with Section 10-418(3) to stabilize 100 percent of the individual lake shoreline(and which may also be adjacent to single-family uses) to prevent scouring and erosion . Consistent with 10-329(d)(4) it is appropriate to evaluate these methods on a location specific basis at the time of development order.

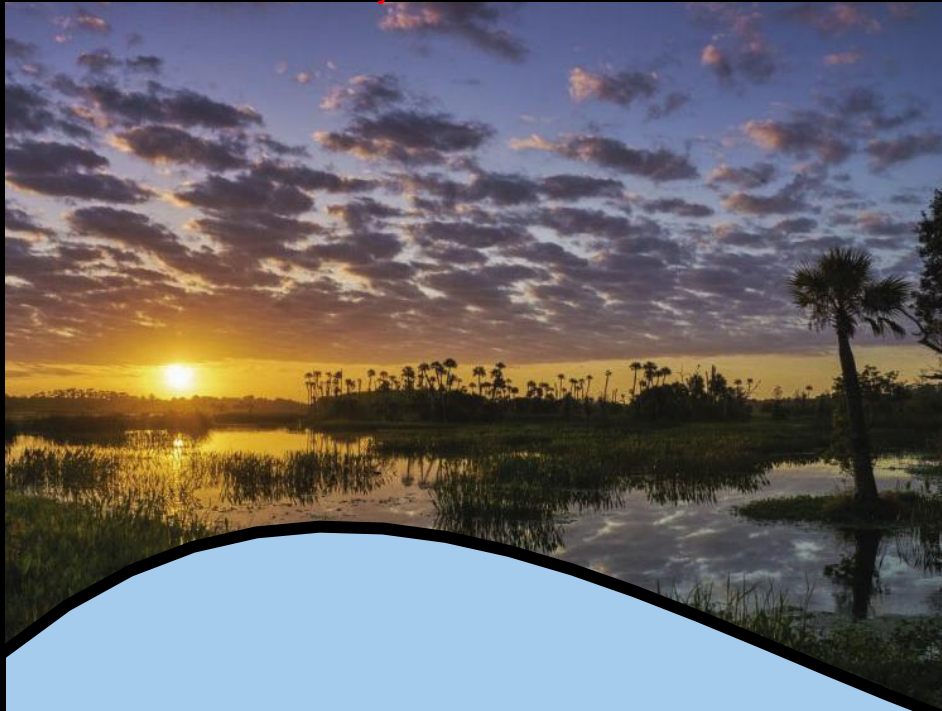
As noted, these requested deviations will enhance the objectives of the Planned Development to provide a safe, well-designed community within the Airport Compatibility District and to reduce airport wildlife hazards from the existing surface water bodies in a manner consistent with the FAA regulations and Land

Development Code, which protects public life, health, safety and welfare and welfare for the public traveling from nearby SWFIA.

5. Deviation from Section 10-296(e)(3)e.4.iii which requires no sidewalk and open drainage to allow closed drainage and a sidewalk on one side of the roadway.

Justification for all deviation 5: The requested deviation is for the residential portion of the development only to promote a consistent roadway cross section across multiple future land use categories. The proposed community will be a private subdivision that will provide pedestrian connectivity and a central stormwater management system. The proposed residential cross section provides a 10 ft minimum travel lane and green space within the right of way consistent with the requirements for urban and non-urban local roadways outlined in 10-296. The cross section also proposes a sidewalk on one side of the internal road for residential to provide internal connectivity. This design is a deviation for the multi-family area proposed within the Intensive Development FLU; however, it is an enhancement within the DR/GR FLU. Reducing the residential cross section ensures that wetland impacts are not increased as a result of the supporting infrastructure required for the residential development. The proposed development pattern implemented by the property development regulations and roadway cross section includes 12 acres of wetland impacts, 10% of the property.

The requested deviation continues to provide the appropriate dimensions for the vehicular travel lanes as well as the opportunity for pedestrian connectivity, while also enhancing the planned development through the reduction of wetland impacts. As a result, the requested deviation will not negatively impact public health, safety and welfare.



Enhanced Lake Management Plan

Daniels Road South

Lee County, Florida



Prepared By:

*Progressive Water Resources, a Division of **RESPEC**, LLC*

Rev. Nov 2022



Daniels Road South – Enhanced Lake Management Plan

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Introduction

The proposed Daniels Road South mixed-use residential development encompasses approximately 1,233 acres and offers a unique opportunity to enhance water resource benefits within the highly-disturbed project site. Historically, approximately 553 acres (45 percent) of the property was used for row crop farming but is currently characterized as improved pasture and currently utilized for livestock grazing. The remainder of the property is composed of pine and oak forest, palmetto prairie, hydric pine, wet prairies and cypress heads. Onsite observations indicate many areas are heavily infested with invasive plants, namely Melaleuca and Brazilian Pepper. Of the 1,233-acre property, approximately 1,149 acres (93 percent) is located within Lee County's Density Reduction/Groundwater Resource (DR/GR) area, as shown in **Figure 1**. The remaining 84 acres, outside of the DR/GR and south of State Highway 82, are within the Central Urban Land Use category. The property is also located north and west of Lee County's Wild Turkey Strand Preserve, the third-largest conservation preserve in Lee County.

The property has a long history of farming and was used for agricultural purposes since the late 1950s, resulting in the creation of numerous historic farm roads and agricultural ditches which facilitated drainage of wetlands and other low-lying areas. In addition, the northern section of the site was part of a large World War II military training facility (Buckingham Army Airfield) that constructed multiple triangular-shaped earthen berms located south of Highway 82 that were part of facility's aerial gunnery ranges. One of the earthen WWII features occurs on the northern section of property and, along with alterations associated with historic farming operations, contributes to the highly-disturbed nature of the site.

As part of the historic farming operations, a prominent northeast-southwest trending elevated dirt road was constructed that resulted in bifurcating the property's drainage, with the western side of the site draining towards the Six Mile Cypress watershed and the eastern side draining towards the Estero River watershed. Onsite observations indicate that the area west of the divide, constituting approximately 415 acres, or 34 percent, remains hydrologically separated from lands to the east and can conceivably be considered as "isolated" from the balance of the DR/GR. Natural surface water flows originating from the western section of the property also appear constrained by Daniels Parkway, to the east. Given the totality of hydrologic alterations that have occurred onsite, the proposed Daniels Road South mixed-use residential development offers a unique opportunity to re-establish hydrologic connections that will facilitate hydrologic communication between the isolated western section of the property with the balance of DR/GR to the east.

Consistent with the proposed hydrologic restoration of the site, the development's proposed irrigation system will seasonally offset proposed groundwater use with surface water stored in dedicated stormwater-wet detention lakes. Irrigation quantities are proposed to be regulated by a centrally-controlled irrigation system whereby individual homeowners are prevented from altering the initiation and duration of irrigation events. The conjunctive use of both ground and surface water supplies significantly reduces groundwater demands when adequate surface water supplies are available (i.e., post-rainy season). Achieving the hydrologic restoration of the property, while conserving water resources, is consistent with Lee Plan policies and goals, and when coupled with the management practices proposed herein, provides a framework of protection measures that enhance and safeguard

the water resources of the northern Density Reduction/Groundwater Resource (DR/GR) area.

In accordance with Lee County's Comprehensive Plan (The Lee Plan), proposed developments within the DR/GR must demonstrate the protection, preservation, and enhancement of groundwater resources and environmental (wetland) systems. As demonstrated herein, the Daniels Road South project offers several important water resource protection measures that will result in the following Water Resource Benefits to the DR/GR:

Water Resource Benefits

- The total proposed lawn and landscape area within the Daniels Road South development is approximately 95 acres and represents a decrease of approximately 458 acres (79 percent reduction) as compared to the existing livestock areas.
- The Daniels Road South development will utilize both captured stormwater and groundwater for irrigation, whereby groundwater quantities from the Sandstone Aquifer are used to supplement surface water irrigation supplies within the project's stormwater management system lakes. Irrigation quantities will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The proposed conjunctive use of both ground and surface water is anticipated to conserve groundwater supplies that would otherwise have to be withdrawn from the Sandstone Aquifer. When adequate surface water supplies are available, groundwater usage will be reduced, or possibly eliminated, thereby furthering the project's resource benefits within the DR/GR.
- The project includes a master-controlled irrigation system that will regulate the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Evapotranspiration sensors are also proposed for each irrigation pump station and future plans may include an integrated communication system between the controller clocks and the irrigation pump station(s).
- Currently there is little, if any, stormwater attenuation or treatment onsite. Improved surface water quality is anticipated through the creation of numerous interconnected stormwater management system lakes.
- Integrated surface and groundwater modeling indicates that the proposed stormwater management system enhances recharge to the underlying aquifers, thereby improving hydrologic conditions within the DR/GR.
- Only professional landscape businesses registered with Lee County will be allowed to perform their services at the Daniels Road South development. Proof of completion of a Lee County-approved Best Management Practices (BMP) training program will be required.
- To further protect the water resources, the Daniels Road South project includes surface water quality monitoring of the proposed stormwater lake outfalls to document that no adverse

surface water quality conditions will occur because of the proposed change in land use.

- Twice-daily groundwater level monitoring of the Sandstone Aquifer is also proposed along the east side of the development.

Collectively, these Water Resource Benefits represent a high level of water resource and environmental protection and, in many cases, exceeds the future land use requirements contemplated by Lee County's Comprehensive Plan. For ease of use and understanding, the Daniels Road South Enhanced Lake Management Plan (ELMP) contain Sections that address key water resource protection elements, with each of the main ELMP Sections in turn having Subsections that provide specificity regarding the management actions necessary to safeguard the water resources. Where applicable, BMPs are provided to highlight specific water resource protection measures.

Proposed Deviations from Lee County Land Development Code

A portion of the subject property is within the Southwest Florida International Airport. FAA Advisory Circular 150/5200-33B, published August 28, 2007, provides guidance on land uses that have the potential to attract hazardous wildlife on or near public airports and requires 10,000 feet of separation are provided from hazardous wildlife attractants. The advisory also states under the summary for "New storm water management facilities" that "to facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lines, and narrow, linearly shaped water detention basins." In addition, the summary states "all vegetation in or around detention basins that provide food or cover for hazardous wildlife should be eliminated." Therefore, the following deviations are incorporated into the ELMP.

1. Deviation from Section 10 -329(d)(4) which requires the shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table TO PERMIT the shorelines of excavations for retention and detention areas within the Airport Wildlife Hazard Protection Zone ("AWHPZ") to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures to be proposed by the project engineer at the time of development order to prevent erosion and scouring. Within the AWHPZ acceptable enhanced slope protection measures may include, but are not limited to, use of an appropriate geosynthetic turf reinforcement mat or similar shoreline stabilization technique and might include hardened structures such as those identified in Section 10-418(3). The design technique(s) used will be determined at the time of development order by the project engineer upon approval by the Director based upon evaluation of site-specific conditions at that time.
2. Deviation from Section 10-418(2) & (3) which require a planted littoral shelf for all surface water management systems to mimic the function of natural systems TO PERMIT those surface water management systems within the Airport Wildlife Hazard Protection Zone to eliminate the planted littoral shelf requirement and to permit the substitution for 100% of the required littoral plantings for native wetland trees.

3. Deviation from Section 10-418(2)(d)(3) which limits substitution of native wetland trees may to 25 percent of the required number of herbaceous plants TO PERMIT substitution for 100 percent of the required number of herbaceous plants to be native wetland trees.
4. Deviation from Section 10-418(3) which limits Bulkheads, Geo-textile tubes, riprap revetments or other similar hardened shoreline structures to 20 percent of an individual lake shoreline and these structures cannot be used adjacent to single-family residential uses TO PERMIT that Bulkheads, Geo-textile tubes, riprap revetments or other similar hardened structures may be used for 100 percent of an individual lake shoreline and may be used adjacent to single-family uses.

Section 1. Historic Surface Water Hydrology

To better understand the proposed water resource management elements contained within this ELMP, it is important to provide a basic context of the historic, pre-development surface water flows on the property. The project site generally exhibits a relatively flat topographic relief, with the highest naturally-occurring land surface elevation of approximately 27 feet NAVD88 located on the northeastern portion of the property, immediately south of Highway 82. The lowest land surface elevations are located to the south and southeast at approximately 21 feet NAVD88.

Prior to agricultural development, the subject property was predominantly characterized as open rangeland and pine flatwoods, interspersed with shallow freshwater forested/shrub and emergent wetlands. Prior to any anthropogenic disturbances, 1944 historic aerials indicate the presence of semi-connected wetland features as shown in **Figure 2**. Development of agricultural operations at the project site began in the early 1950s and farming activities necessitated the construction of a grid pattern of drainage ditches that eliminated the naturally occurring surface water flow paths as shown in **Figure 3**. In addition, a well-defined access road was constructed to provide year-round access to the farm fields and was significant enough to be identified by the South Florida Water Management District (SFWMD) as a surface water basin divide.

In addition, several historical connecting ditches are evident in and around onsite wetlands and were presumably used to shorten hydroperiods and further facilitate drainage. The existing onsite drainage ditches were used to reduce water table elevations and subsequently lowered recharge potential. Depending on the ditch characteristics, such features can negatively impact nearby environmental features (wetlands) and consequently the water resources within the DR/GR. Hydrologic alterations can also favor the growth of exotic and nuisance plant species.

Please note that the Daniels Road South property occurs within a single Water Body Identification (WBID) No. 3258D₃ (Estero River), which is not impaired as reported by the Florida Department of Environmental Protection (FDEP). It is important to note that the FDEP places the entire property within the Estero River WBID and does not differentiate the site into eastern and western sections.

Given the totality of hydrologic alterations that have occurred onsite, the proposed Daniels Road South development offers a unique opportunity to re-establish connections that will facilitate hydrologic communication of the isolated western section of the property with the balance of DR/GR. The proposed connection will preferentially allow movement of seasonally high surface waters to be conveyed towards the southeast corner of the property as occurred historically. In addition, the Daniels Road South project aims to eliminate wetland rim-ditching to help restore the wetland systems' hydroperiods.

Section 2. Proposed Water Resources Best Management Practices

As the Daniels Road South project evolves from predominately a “construction phase” to “partial construction” and ultimately to a “post-construction” residential phase, the BMPs must also evolve to maintain water resource protection. Construction completion of the proposed development may take between 5 and 10 years, depending on market conditions. However, the initiation of construction is anticipated to commence prior to the end of 2023. At the onset of construction, all cattle are proposed to be removed from the site.

A. Construction Phase BMPs

During construction of the proposed development, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuels/oils (hydrocarbons), otherwise known as Volatile Organic Compounds (VOCs) used to power earthmoving equipment, etc. Specific BMPs associated with the construction phase are provided below. The Developer will be responsible for maintaining compliance with all ELMP BMP requirements until such time that control of the development is transitioned to the Homeowner’s Association (HOA) and/or Community Development District (CDD).

1. The site’s general contractor shall be responsible for assuring that each contractor or subcontractor evaluates the work area before construction is initiated to determine if site conditions may pose particular problems for the safe and secure handling of any regulated substances.
2. If any regulated substances are temporarily stored onsite during the construction process, they shall be stored in a location and manner which will minimize any possible risk of release to the environment. There will be no intention to use, handle, produce or store regulated substances in violation of the Lee County Land Development Code Section 14-477, Stormwater Pollution Prevention Plan (SWP3) criteria.
3. Each contractor/subcontractor shall familiarize themselves with the manufacturer’s safety data sheet supplied with each material containing a regulated substance and shall be familiar with procedures required to contain and clean up any releases of a regulated substance. Any tools or equipment necessary to accomplish the same shall be available in case of an accidental release.
4. In the event of a spill of a regulated substance, the contractor/subcontractor will immediately notify the Developer, who will in turn notify the Lee County Division of Natural Resources Director at (239) 533-8109 and the Florida Department of Environmental Protection (FDEP) South District Office at (239) 344-5600.
5. Upon completion of construction, all unused quantities of regulated substances and their containment systems shall be completely removed from the construction site.
6. Proper turbidity abatement measures, as required by the SFWMD, the Florida Stormwater Sedimentation Control Inspector’s Manual standards, and the FDEP National Pollutant Discharge Elimination System (NPDES) permit criteria, will be maintained while construction is ongoing or until adequate vegetation or other stabilization measures have been established.

B. Post-Construction Phase BMPs

After the Lee County Certificate of Compliance or the SFWMD stormwater management system certification is completed for a particular phase of the development, the primary focus of the ELMP will be maintaining the stormwater management system lakes since all internal runoff will be routed to these features for treatment. It is also anticipated that the Developer will establish and create an HOA and/or a CDD that will be responsible for the operation and maintenance of all aspects of the stormwater management system including the lakes, including associated stormwater conveyance and control components, in perpetuity. At a minimum, the operation and maintenance of the stormwater management system will require compliance with the terms and conditions contained within this ELMP. Additional details on BMPs, including monitoring of surface water, are provided in **Section 3** below.

Section 3. Lake Maintenance

A. General Provisions

Proper lake maintenance is an integral aspect of this ELMP since internal stormwater runoff is directed to these features for treatment and attenuation. As an added protection to underlying groundwater resources, the excavation of the lakes will not penetrate any continuous impervious layer of clay or rock. In addition, the groundwater withdrawn from the proposed (new) onsite Sandstone Aquifer wells will be used to replenish a subset of stormwater lakes as needed for use in the master irrigation system.

As shown in the conceptual layout provided as **Figure 4**, surface water irrigation pumps will “repump” groundwater supplies and retained stormwater (surface water) for the irrigation of the residential development. The recycling of surface water quantities is expected to further improve water quality on the property and maintain water quality in the lakes. The stormwater lakes must be maintained in perpetuity and the following management actions are proposed. Specific post-construction BMPs are also provided.

B. Deep Lake Management

If any of the Daniels Road South stormwater management lakes are proposed to be constructed deeper than 12 feet in depth. In accordance with Lee County Land Development Code Section 10-329(d) (3), these lakes are designated as “deep lakes” and are subject to specific criteria. Based on Lee County Code, the proposed deep lakes will satisfy the following criteria (exceptions may apply within the 10,000-foot Airport Wildlife Hazard Protection Zone):

1. The stormwater management deep lakes will not exceed a maximum water depth of 20 feet and will not penetrate any continuous impervious layer of clay or rock.
2. A destratification (i.e., aeration) system will be installed in any lake that exceeds a 12-foot water depth. Documentation that the proposed destratification system is adequately-sized and designed for each lake deeper than 12 feet will be submitted to Lee County for approval. An example of a deep lake aeration device is provided as **Appendix A**.
3. Native shade trees meeting the specifications of Lee County Land Development Code Section 10-420 will be planted around each deep lake perimeter at approximately one tree per 100 feet of lake shoreline measured at the detention lake’s water level control elevation. Trees and other plants may be grouped or clustered together around the lake perimeter.
4. The deep lake management techniques, including operation of the destratification system, will be maintained for the life of the stormwater management system and will be recorded in the development’s covenants, in accordance with the County Attorney's Office.
5. A post-construction bathymetric survey verifying each deep lake’s finished water depth, sealed by a professional surveyor and mapper, will be submitted to Lee County for approval.

C. Nuisance and Exotic Vegetation Control

The HOA and/or CDD will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stormwater management system as defined by the Lee County Land Development Code.

1. Lakes must be inspected annually and any prohibited vegetation must be removed by the use of hand-clearing or appropriate chemical treatment. Only aquatic- approved compounds may be utilized in the stormwater management system lakes.
2. Herbicides and/or algaecides may only be applied by a licensed professional applicator who meets the requirements of Lee County, and in accordance with manufacturer specifications. All applicable local, state and/or federal guidelines and requirements will also be followed.

D. Littoral Vegetation Preservation

Littoral zone vegetation is required to be installed by the Developer and maintained by the HOA and/or CDD (in perpetuity). Littoral zones provide habitats for wading birds, fish and aquatic invertebrates and also help to stabilize shorelines and reduce lake bank erosion.

1. Littoral plants that die will be replaced in accordance with Lee County Land Development Code requirements. The presence of littoral plants throughout the lakes is desirable and may also help to improve the water quality within the lakes.
2. The spread of littoral plants will be encouraged throughout the designated littoral areas.
3. Mechanical trimming or the use of land-based herbicides on desirable littoral plants is prohibited. Any trimming or removal of vegetation required to promote the survival and viability of littoral vegetation will be performed by hand or by approved aquatic herbicides and methods.

E. Fertilizer Application

Strict adherence will be maintained with Lee County's Fertilizer Ordinance. Individual lot owners are prohibited from applying fertilizer to their lots. Any person(s) applying fertilizers must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all fertilizers. Additionally, fertilizer content and application rate must be in compliance with Lee County's Fertilizer Ordinance. The Lee County Fertilizer Ordinance No. 08-08 is provided as **Appendix B**.

1. All professional landscape businesses must register with Lee County prior to performing landscape fertilization services within unincorporated Lee County.
2. At least one (1) employee of a firm employed to perform landscape fertilization services must be a Certified Professional Landscaper.

3. Proof of completion of a Lee County-approved BMP training program must be provided to the Division of Lee County Natural Resources.
4. At least one (1) BMP-trained employee must be onsite while fertilizers are applied. A registration decal provided by the division must be displayed on all company vehicles.

F. Erosion Protection and Lake Bank Maintenance

Lake banks are susceptible to erosion due to overland flow of stormwater runoff, wave action, and the natural seasonal fluctuation of water levels. Accordingly, lake banks within the project are designed to minimize this potential for erosion.

1. Lake banks will be inspected annually to identify areas of erosion. Once identified, the erosion will be repaired and the source of erosion shall be eliminated, if possible.
2. Where excessive erosion occurs, repair of the lake banks and/or enhancement of stabilization measures may be necessary.
3. No motorized boats will be allowed within any of the onsite stormwater management lakes.

G. Lake Education Program

A narrative explaining the benefits of littoral vegetation, lake maintenance and surface and groundwater quality will be made available to residents.

1. Lake experts will be encouraged to attend the HOA and/or CDD meetings annually to discuss the lake system operation and maintenance requirements.
2. Homeowners will be informed that they are prohibited from removing or trimming littoral vegetation.
3. Additionally, the homeowners will be made aware of the extreme importance regarding any introduction of hazardous materials or substances into the lakes.

H. Pesticide, Herbicide or Fungicide Applications

All applications of pesticides, herbicides, algaecides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and shall meet all applicable local, state and/or federal guidelines and requirements. Only approved aquatic herbicides may be used to treat the stormwater management system.

1. Homeowners shall be prohibited from applying pesticides, herbicides and/or fungicides to their lots. These activities will only be performed by certified contractors approved by the HOA and/or CDD.
2. The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into the stormwater management system is prohibited. This requirement shall not apply to the use of chemical agents by certified lake management specialists for the control of algae and nuisance vegetation within the stormwater management system lakes. However, application of such agents shall be in compliance with the requirements of Lee County, applied in accordance with the manufacturer's specifications, and meet all applicable local, state and/or federal guidelines and requirements.
3. Pesticides, fungicides and herbicides will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer. Broad application of pesticides, fungicides and herbicides as a preventative measure is prohibited.

I. Southwest Florida International Airport Land Use Restrictions

As mandated by Lee County Land Development Code, no proposed land use changes can interfere with the safe operation of aircraft originating from, or flying into, the Southwest Florida International Airport, located to the southwest of the subject property. (See the proposed deviations from Lee County's Land Development Code included herein).

1. No land use alterations are allowed within the designated airport exclusion zone that will produce a wildlife attractant hazard that is considered greater than the existing, historic conditions. If such an attractant is identified by the Lee County Port Authority, the landowner will have the full and sole responsibility of eliminating the hazardous situation at their expense.
2. All stormwater management ponds, lakes, canals, conveyances, and other features are to be designed and constructed in accordance with Federal Aviation Administration (FAA) recommendations that discourages wildlife.
3. The use of rock-lined, steep-sided stormwater basins is required within the airport exclusion zone to facilitate the control of potentially hazardous wildlife. The rocks help to hide the water during periods of low inundation and help discourage shoreline vegetation and wildlife foraging along shorelines.

J. Commercial Area Adjacent to State Highway 82

The lake maintenance requirements and BMPs described within this Section also pertain to the commercial development area located along State Highway 82. Additional water quality monitoring may be necessary as specific details of the commercial development are provided through the Development Order process.

Section 4. Wellfield Protection

A. Green Meadows Wellfield Protection

The Daniels Road South development is located approximately 0.1 miles north of the nearest Lee County Wellfield Protection Zone associated with the Green Meadows Wellfield, as shown in **Figure 5**. Therefore, additional measures regarding Wellfield Protection are not applicable to this ELMP. The level of water quality assurance offered by this ELMP offers significant assurance that, in the unlikely event that degradation of water quality or contamination occurs, ample time exists to initiate remedial measures and safeguard Lee County's nearest wellfield. In addition, surface water quality monitoring at all stormwater lake outfalls is also proposed, as shown in **Figure 6**.

Section 5. Surface Water Quality Monitoring Program

A. General Data Quality Objectives

All surface water quality samples will be collected in accordance with Chapter 62-160, Florida Administrative Code (F.A.C.), and the FDEP's Standard Operating Procedures (SOPs) DEP-SOP-001/01 FQ 1000 Field Quality Control Requirements and FDEP-SOP-001/01 FS 2100 Surface Water Sampling. A summary of the proposed surface water sampling schedule is provided in the attached **Table 1**.

B. Surface Water Monitoring Goals

The purpose of the surface water monitoring program is to assure that surface water coming onto, originating within, and leaving the project meet all applicable requirements of the SFWMD Environmental Resource Permit (ERP) program authorized pursuant to Part IV of Chapter 373, F.S. and all applicable requirements of Chapter 62-302, F.A.C., Surface Water Quality Standards. Additionally, water quality monitoring of the designated stormwater management lakes will verify the efficiency of the ELMP management actions and assure the lakes' health for the residents' enjoyment. Additional surface water quality parameters may be required if the FDEP determines that the sub-watershed or FDEP WBID No. 3258D₃ becomes impaired. Please note that a single set of project background samples are proposed once the stormwater lakes are constructed and rehydrated. Future monitoring of the proposed stormwater lakes will be compared to and contrasted with the initial background testing results.

C. Surface Water Quality Monitoring

Surface water quality grab samples will be collected per FDEP protocol and analyzed by a NELAC/TNI-certified laboratory. The surface water quality parameters to be tested are listed below and summarized in the attached **Table 2**. In addition, the attached **Table 2** also includes the laboratory's Accuracy, Precision and minimum Method Detection Limit (MDL). Please note that the Practical Quantitation Limit (PQL) for each parameter varies between laboratories, however the PQL typically equates to four times the MDL.

- **Field Parameters – Depth of Water, Dissolved Oxygen, pH, Temperature, Total Dissolved Solids, and Specific Conductivity**
- **Lab Parameters – Total Nitrogen, Nitrate and Nitrite, Ammonium, Ammonia, Total Kjeldahl Nitrogen, Total Phosphorus, Chlorophyll-a, Ortho-phosphate, Iron, Zinc, E.coli, and TSS.**

Surface water quality monitoring shall be continued for a minimum of five (5) years after operational completion of the stormwater management system. After five (5) consecutive years of testing, a request for discontinuation or reduction in the monitoring requirements will be proposed to the Lee County Natural Resources Department if it can be demonstrated that the surface water quality is being maintained within applicable State standards.

Section 6. Surface Water Quality Data Reporting and Analysis

Surface water quality data will be submitted to the Lee County Natural Resources Department staff in an approved electronic format within 30 days of receiving results from the contract laboratory if an issue has been detected. Otherwise, data will be submitted annually. The submittal will include all field notes, field and laboratory water quality data results and all previously collected (i.e., period of record) water quality data. The submittals will also include a brief narrative on the most recent sample collection, sample chain of custody, descriptions of any re-testing of erroneous values, and any water quality exceedances.

By **March 1 of each year**, a Water Quality Summary Report for the preceding calendar year shall be supplied to Lee County Natural Resources staff which summarizes the surface water testing results for the development. The results will include a summary table that lists all the field and laboratory parameters for the monitoring locations. Laboratory parameter concentrations that fall below the PQL for that parameter will be reported with no value; however, a value qualifier of "I" (i.e., between the MDL and PQL) or "U" (below the MDL) will be included in the summary table.

All water quality data for the analytes listed in the attached **Table 2** that are detected in concentrations above the laboratory PQL will be reviewed, graphed and statistically analyzed for trends and exceedances above two (2) standard deviations of the mean of all values. Any reported concentrations above the MCL will be clearly identified, as well as remedial actions which were used to timely reduce that particular analyte's concentration. Where appropriate, testing results for constituents already proposed, i.e., Dissolved Oxygen, pH, and Specific Conductance can be compared to Chapter 62-302.530 criteria for Class III waters.

Section 7. Groundwater Level Monitoring Program

A. General Data Quality Objectives

The groundwater level monitoring plan will include construction of one (1) Sandstone Aquifer monitoring well on the eastern side of the project, as shown in **Figure 7**. This monitoring well will be outfitted with an electronic water level measuring device that will take measurements every 12 hours, i.e., twice daily, to ensure the protection of the water resources.

B. Groundwater Monitoring Goals

The purpose of the groundwater monitoring program is to establish site-specific baseline water levels prior to completion of the proposed irrigation system, that will then be compared to post-development groundwater levels to ensure that no adverse impacts occur to surrounding existing legal users.

C. Groundwater Water Level Monitoring

As previously stated, the proposed monitor well will be fitted with an electronic water level measuring device that will take measurements every 12 hours, i.e., twice daily. Groundwater level monitoring shall be continued for a minimum of five (5) years after operational completion of the irrigation system. After five (5) consecutive years of monitoring, a request for discontinuation or reduction in monitoring requirements will be proposed to Lee County Natural Resources Department if it can be demonstrated that groundwater levels are being maintained.

By **March 1 of each year**, a Water Level Summary Report for the preceding calendar year shall be supplied to Lee County Natural Resources staff which summarizes the groundwater level results for the development. trends in water level data will be summarized, along with any measures deemed necessary to protect the water resources of the Any DR/GR.

Section 8. Groundwater Monitoring Data Reporting and Analysis

Groundwater level monitoring data will be submitted quarterly to the Lee County Natural Resources Department staff in an approved electronic format. The submittal will include all groundwater level data results, including all previously collected (i.e., period of record) data.

Section 9. Remedial Actions

In the unforeseen event that any significant surface and/or groundwater impacts are identified as a result of a hydrocarbon spill or pesticide/herbicide application at the subject property, the Developer or designee of the HOA and/or CDD will notify the Director of the Lee County Natural Resources Division within no more than 12 hours (or next business day). If a spill or release “presents an immediate threat to human health and/or the environment” then the FDEP Office of Emergency Response (OER) will be contacted within 24 hours. Guidance outlining the definition of a release as well as reporting procedures is presented in the OER webpage located at:

<http://www.dep.state.fl.us/per/reportable incident.htm>.

The Developer or their successor(s) will coordinate contamination assessment and remediation efforts with Lee County and will comply with applicable local, state and federal permitting requirements. The initial phase of the remediation plan will consider the actions outlined in Section 4 and may consist of additional temporary monitoring wells installed for the short-term temporal monitoring of potential subsurface impacts and to evaluate the horizontal and the vertical distribution of the impacted area. Based on the findings of the initial phase, if necessary, a more comprehensive assessment may be required.

Section 10. In Conclusion

The information and technical requirements in this ELMP are provided to the Developer or designee of the HOA and/or CDD to assist with understanding the importance of a well-maintained and fully-functioning stormwater management system. The stormwater management system lakes within the development are not only required by State law but can also be a source of beauty and enjoyment for the residents while maintaining the value and integrity of the water resources. The Daniels Road South recreated flow-path will enhance and promote increased recharge to the shallow Water Table Aquifer. Therefore, the groundwater resource benefits and the management actions required herein demonstrate an exceptional level of protection, preservation and enhancement of groundwater and surface water resources within the DR/GR.

Table 1
Water Quality Sampling Schedule

Date	Sample Type	Sample Location
January-31	N/A	N/A
February-28	N/A	N/A
March-31	N/A	N/A
April-30	N/A	N/A
May-31	Surface Water	6 Locations
June-30	N/A	N/A
July-31	Surface Water	6 locations
August-31	N/A	N/A
September-30	Surface Water	6 locations
October-31	N/A	N/A
November-30	N/A	N/A
December-31	N/A	N/A

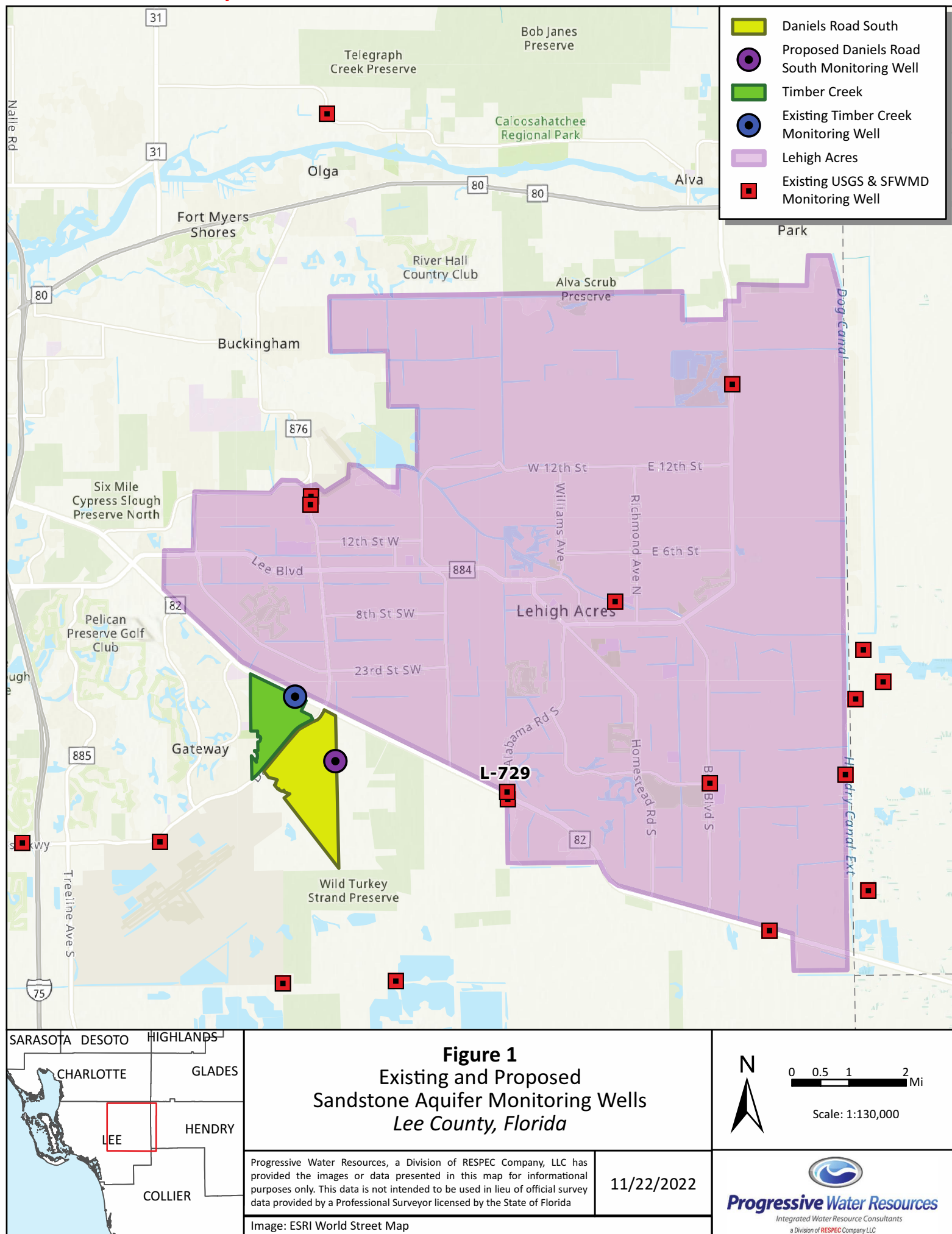
*See Figure 6 for surface water quality sampling locations

Table 2
Surface Water Quality Analytes

Field Parameters					
Parameter	Units	Precision (%RPD)	Accuracy (%Recovery)	MDL	Sampling Frequency
Depth of Water	Feet	0.01	NA	NA	3 times per year
Dissolved Oxygen	mg/L	FT 1000-1	FT 1000-1	NA	3 times per year
pH	SU	FT 1000-1	FT 1000-1	NA	3 times per year
Temperature	Deg C	FT 1000-1	FT 1000-1	NA	3 times per year
Total Dissolved Solids	mg/L	FT 1000-1	FT 1000-1	NA	3 times per year
Specific Conductivity	μS/cm	FT 1000-1	FT 1000-1	NA	3 times per year
Laboratory Parameters (Nutrients)					
Total Nitrogen	mg/L	CALC	CALC	CALC	3 times per year
Nitrite + Nitrate	mg/L	5	90-110	0.004	3 times per year
Ammonium	mg/L	CALC	CALC	CALC	3 times per year
Ammonia	mg/L	17	90-110	0.008	3 times per year
Total Kjeldahl Nitrogen	mg/L	11	90-110	0.05	3 times per year
Total Phosphorus	mg/L	10	90-110	0.008	3 times per year
Chlorophyll-a	mg/L	20	93-108	0.25	3 times per year
Ortho-phosphate	mg/L	10	88-118	0.002	3 times per year
Iron*	mg/L	10	70-130	29	3 times per year
Zinc*	mg/L	10	70-130	1.4	3 times per year
E.coli*	mg/L	15	90-110	10	3 times per year
TSS*	mg/L	7	85-110	0.57	3 times per year

*Sampling of these constituents will only occur at Sampling Sites SW-2 and SW-3.

Notes:



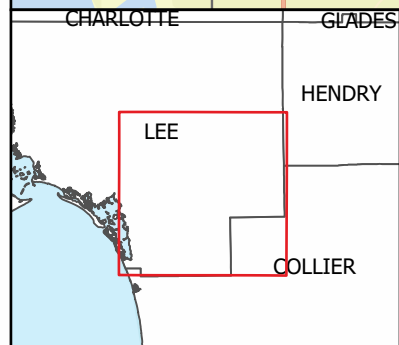
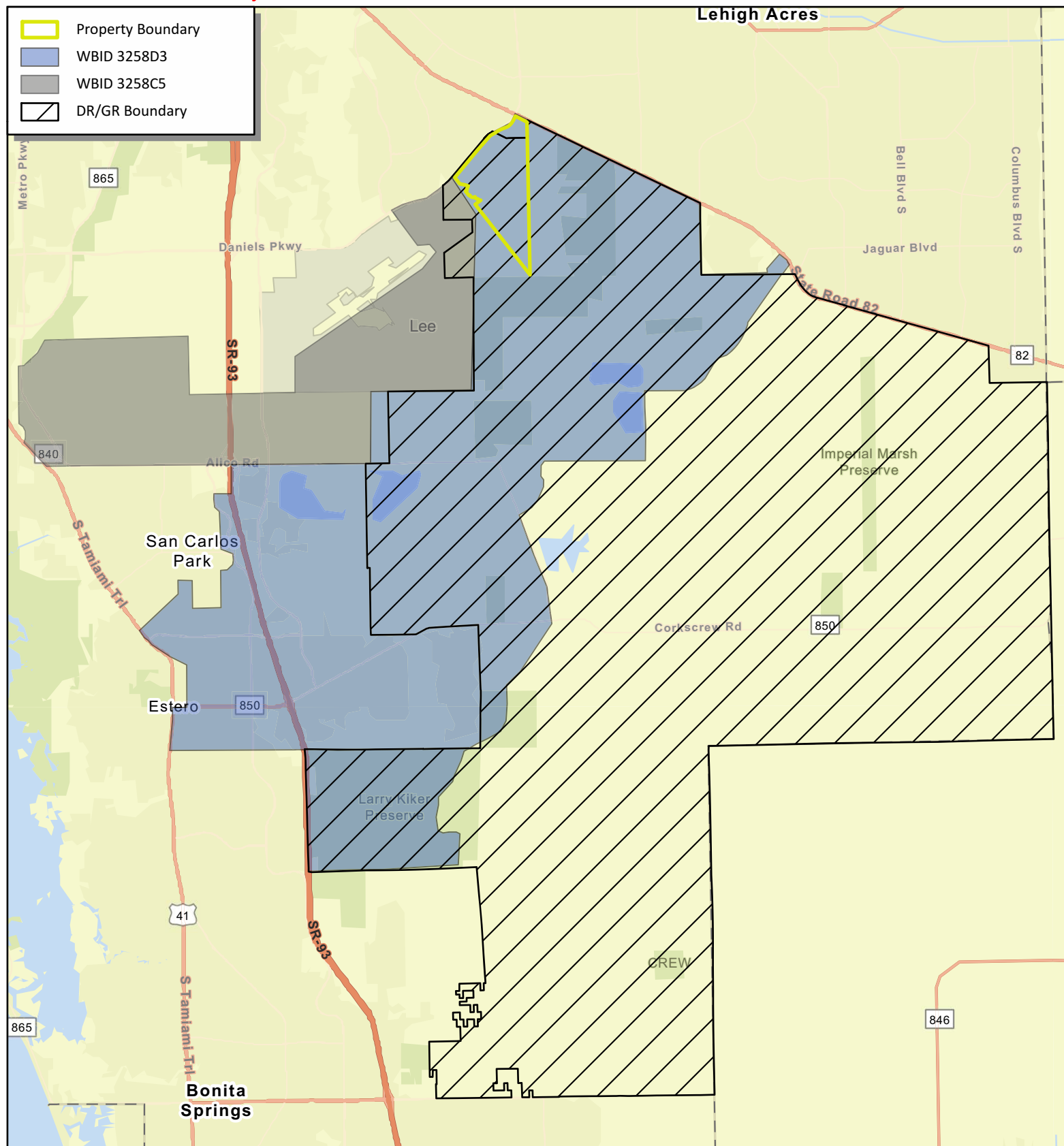


Figure 2
Daniels Road South
WBIDs and DR/GR
Lee County, Florida

Progressive Water Resources, a Division of RESPEC, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Image: ESRI World Street Map

11/22/2022

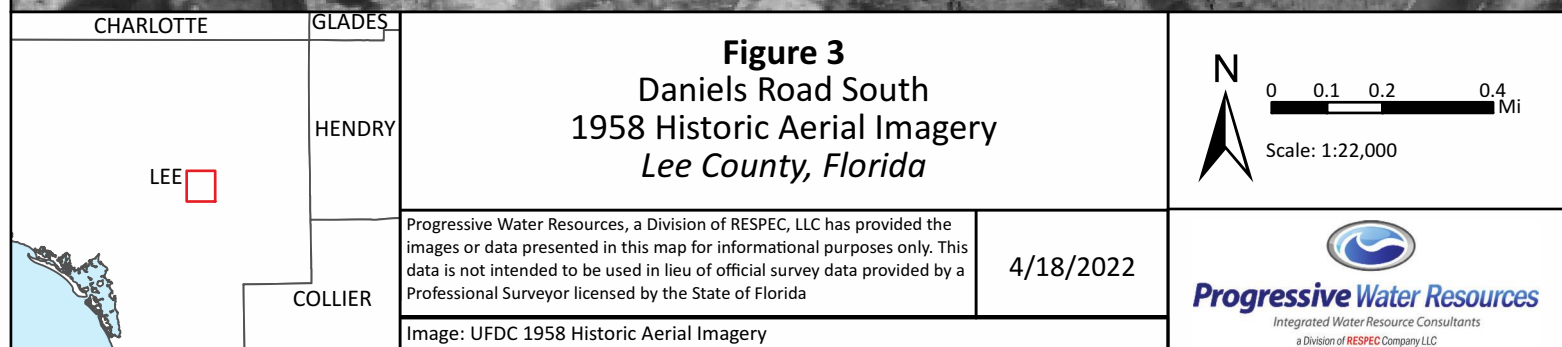


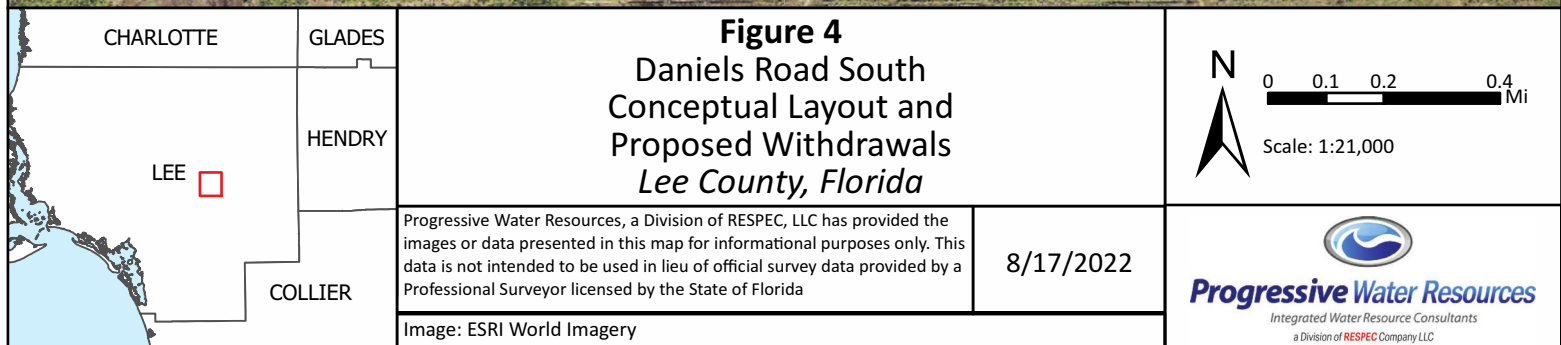
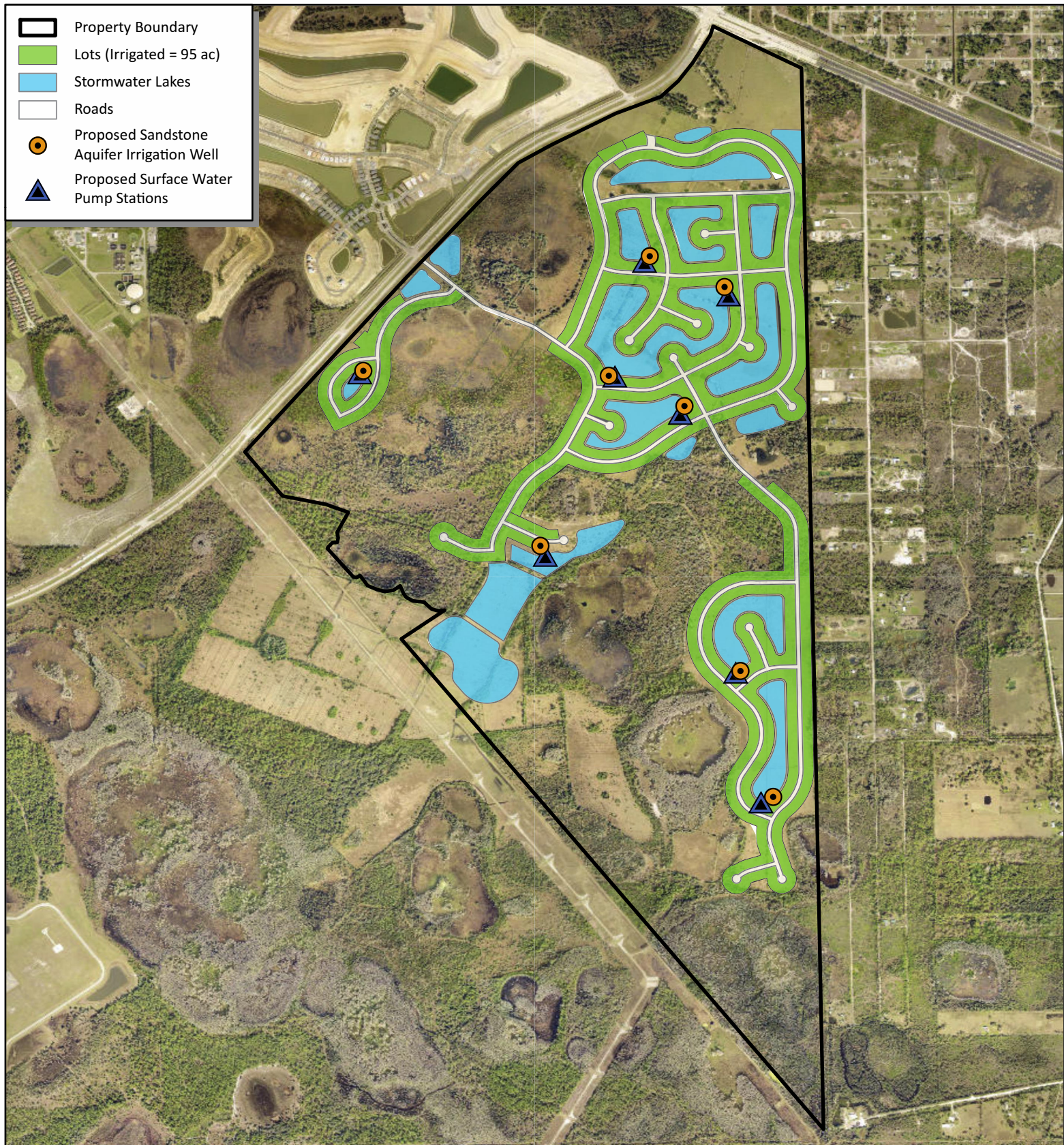
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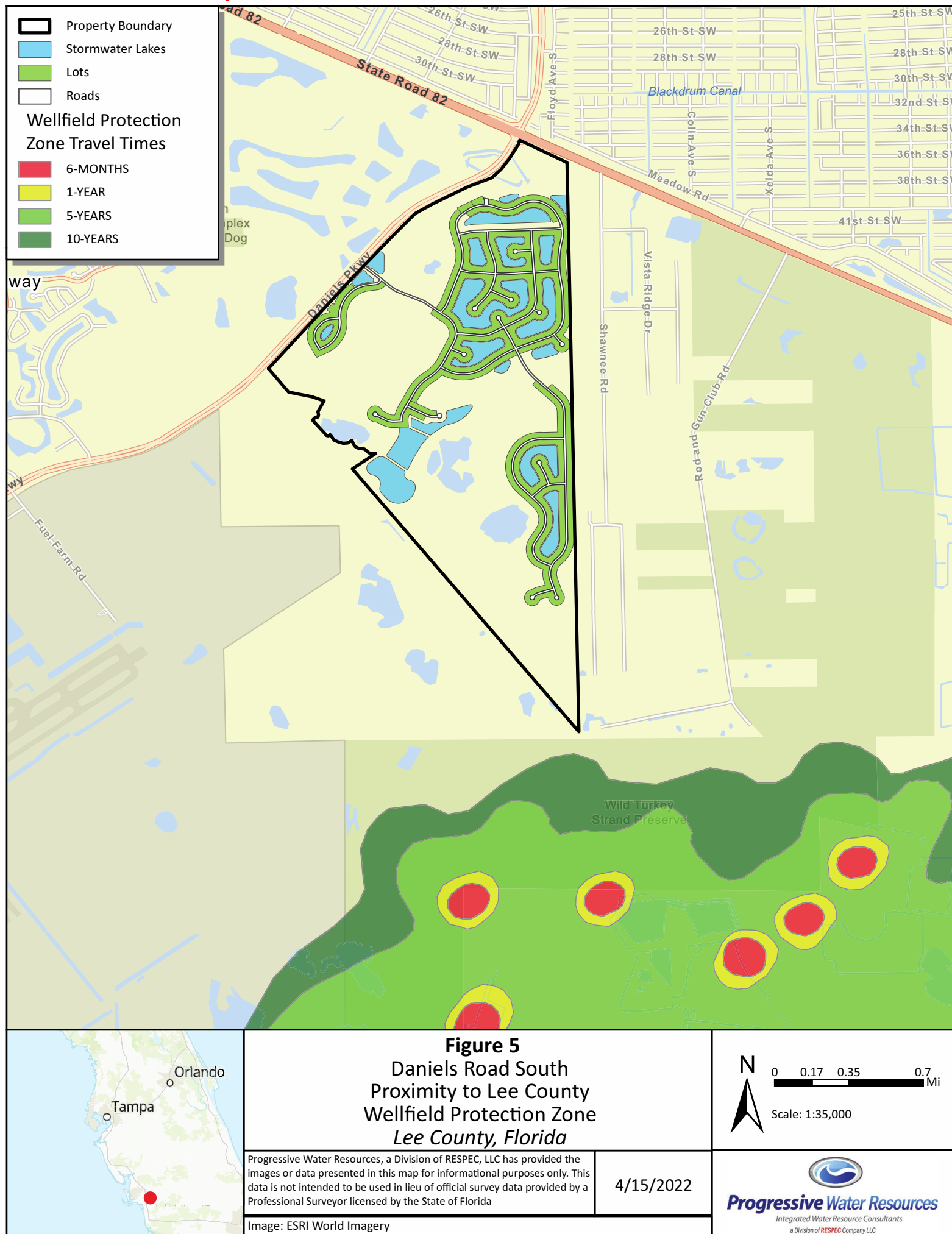
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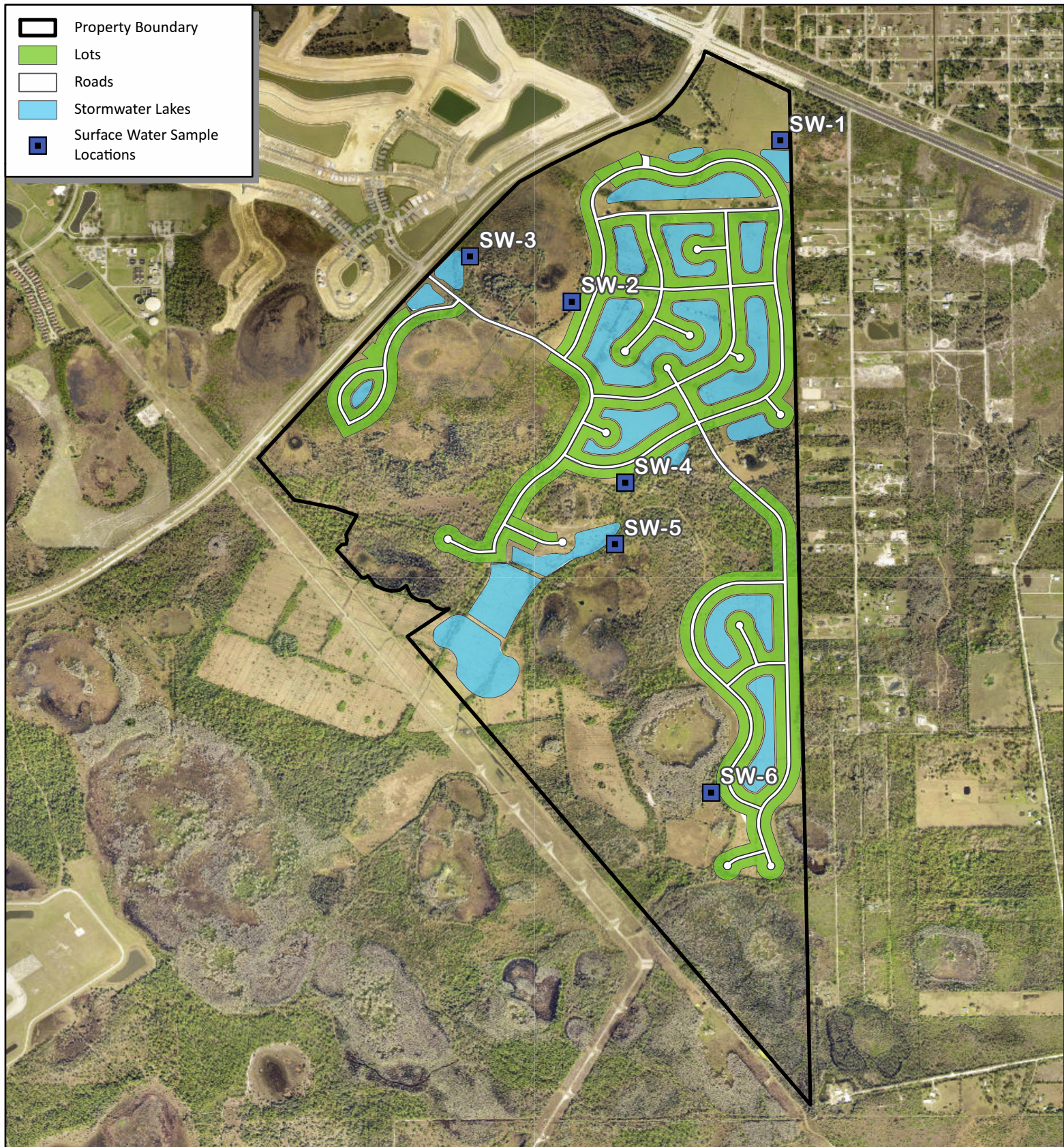


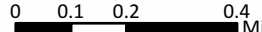
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Integrated Water Resource Consultants
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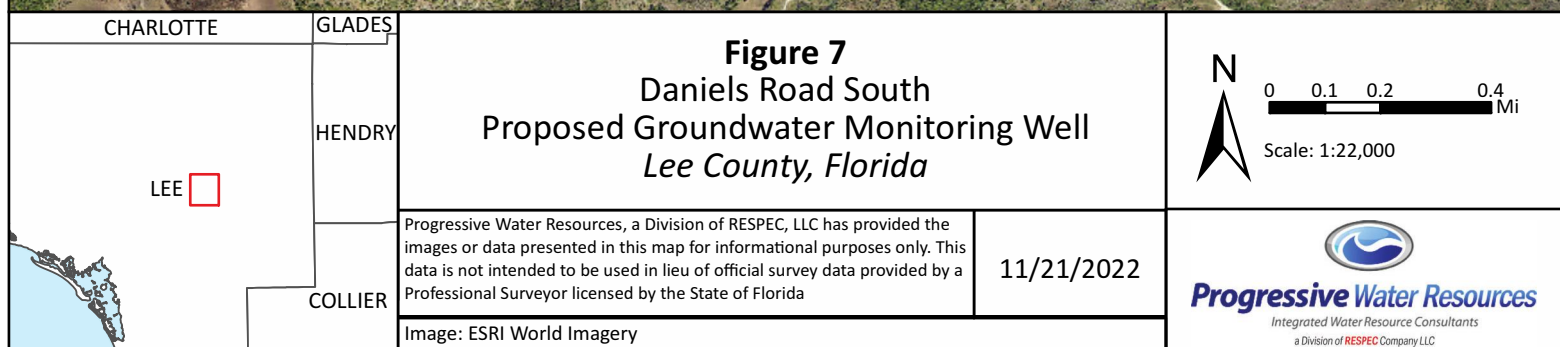
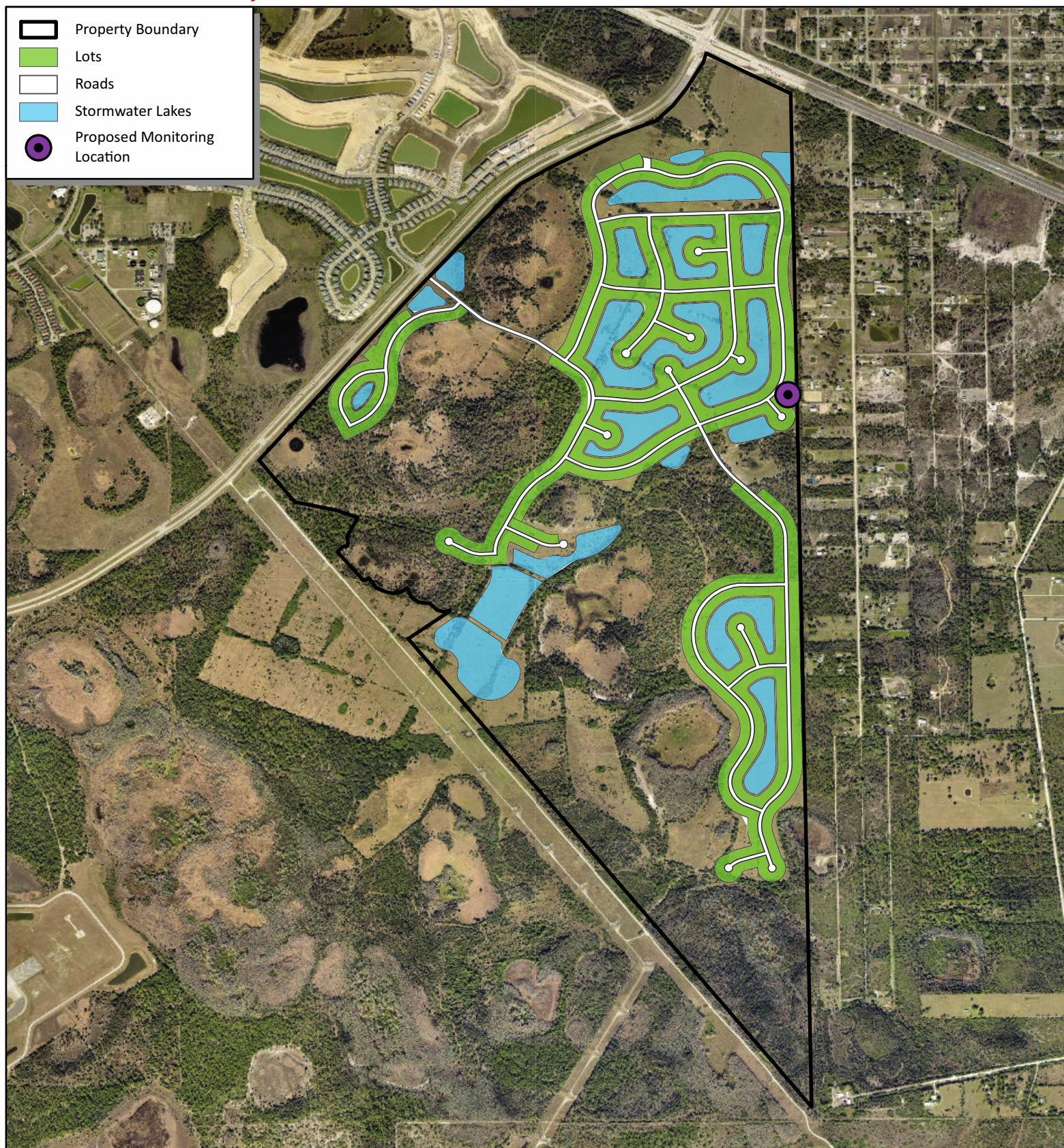








CHARLOTTE GLADES HENDRY LEE  COLLIER 	Figure 6 Daniels Road South Proposed Surface Water Sampling Locations <i>Lee County, Florida</i> Progressive Water Resources, a Division of RESPEC, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida 8/16/2022 Image: ESRI World Imagery	 Scale: 1:22,000   Progressive Water Resources Integrated Water Resource Consultants a Division of RESPEC Company LLC
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APPENDIX A

Example of Deep Lake Aeration Device



Vertex Water Features Pond and Lake Aeration

BOTTOM AERATION

With
Vertex
MicronBubble™
Technology



AIR3 XL2

Cabinet shown is representative, actual system may be different.

AIR3 XL2™

The Vertex Air3 XL2™ pond aerator is a super-efficient, affordable and safe system. In a typical pond, an Air3 XL2™ can aerate approximately 3-4 acres depending on shape, slope, oxygen demand and other factors. A 1/2hp (0.37kW) Brookwood™ SafeStart™ compressor, housed in our rustproof aluminum outdoor cabinet, feeds three bottom mounted CoActive AirStations™ utilizing Vertex's MicronBubble™ technology. The rising force of millions of bubbles circulates the entire water column, entraining bottom water up to the surface allowing vital oxygen to be absorbed and poisonous gasses expelled. With no electricity in the water, Vertex's aeration systems are safe for any type of water recreation.

Our systems have a full 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits) plus a Limited Lifetime warranty against rust and corrosion on the cabinet, 5-year warranty on the AirStations™ and a 15-year warranty on BottomLine™ supply tubing.



FEATURES

AIRSTATIONXL2™

- ◆ Total pumping capacity of up to 11,400 GPM
- ◆ Six 9" flexible membrane discs with MicronBubble™ technology
- ◆ Shallow water Airstation optional for depths lower than 8'
- ◆ Self-cleaning, low maintenance
- ◆ Powder-coated stainless steel self-sinking base unit designed to prevent sinking into soft bottom sediments
- ◆ 5-year "No Questions" warranty

BROOKWOOD™ COMPRESSOR

- ◆ 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits)
- ◆ Vertex SafeStart™ Technology
- ◆ UL, 115v or 230v, 35 Max PSI
- ◆ Thermal overload protection
- ◆ 1/2hp (0.37kW): low electrical costs
- ◆ 2-3 year extended duty cycle between scheduled maintenance

QUIETAIR™ CABINET

- ◆ Class "A" GFCI protection on all 115v circuits
- ◆ Powder coated aluminum for a durable attractive finish
- ◆ High capacity 290 CFM fan
- ◆ Easy access design with cam lock
- ◆ Easy plug-in connection to waterside electrical service
- ◆ Disconnect switch
- ◆ Heavy duty, light weight mounting pad included
- ◆ Sound dampening kit optional
- ◆ Limited lifetime warranty against rust

BOTTOMLINE™ TUBING

- ◆ Over-sized I.D. for high flow
- ◆ Self-weighted for easy installation
- ◆ Available in 100' and 500' increments
- ◆ 15-year Vertex warranty

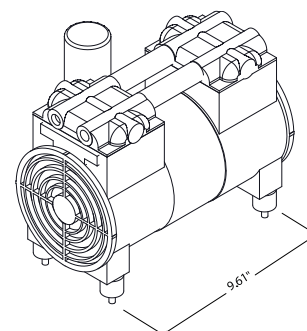
BENEFITS TO THE LAKE

- ◆ High pumping rate easily penetrates stratification layers
- ◆ Circulates entire water column
- ◆ Increases oxygen levels throughout water column
- ◆ Promotes beneficial bacteria growth
- ◆ Prevents low oxygen fish kills
- ◆ Reduces nutrient levels and associated algae growth
- ◆ Oxidizes/reduces bottom muck
- ◆ Expands oxygenated habitat for improved fisheries
- ◆ Reduces aquatic midge and mosquito insect hatches
- ◆ Eliminates foul odors from undesirable dissolved gases
- ◆ Safe entry – no electricity in the water
- ◆ Extremely energy efficient

SPECIFICATIONS: AIR3XL2™ LAKE AERATION SYSTEM

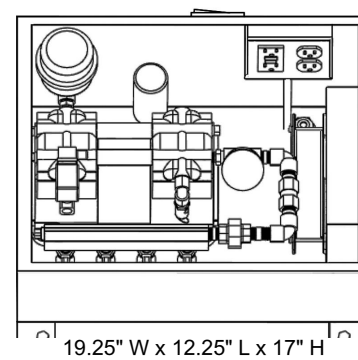
BROOKWOOD™ COMPRESSOR

1/2hp (0.37kW), 115v or 230v, Single Phase piston type compressor. Built for continuous 24/7 operation and equipped with Vertex SafeStart™ technology allowing auto restart under maximum rated pressure without motor damage. Super-duty Brookwood™ compressors incorporate upgraded rotors, stators, valve plates, bearings and capacitors and are thermally protected, oil-free, and require no lubrication; just periodic cleaning of included washable air filter. Extended duty cycle is approximately 2 to 3 years for compressor maintenance, about 2 to 3 times the duty cycle of ordinary piston and rotary vane compressors. All Brookwood™ SafeStart™ compressors carry a 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits).



QUIETAIR™ CABINET

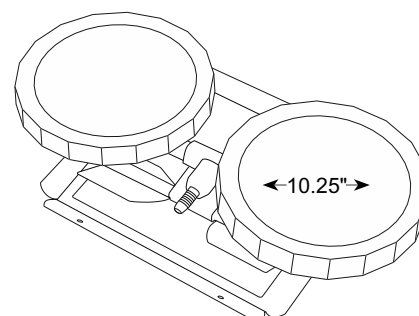
Enclosure comes equipped with cam lock for security, fully gasketed and constructed of aluminum with gray electrostatically-bonded powder coating to provide Limited Lifetime warranty against cabinet rust and corrosion. Enclosure furnished with stamped ventilation grills to insure forced air circulation and an integral cooling fan with thermal protection, producing 290 CFM to guard against excessive compressor operating temperatures. Cabinet provided with HDPE mounting pad. Enclosure comes with class a GFCI protection on both the compressor and fan circuits. Quick disconnect switch included. Side mounted muffler box and additional insulation optional for quieter operation.



19.25" W x 12.25" L x 17" H

AIRSTATION XL2™ ASSEMBLY

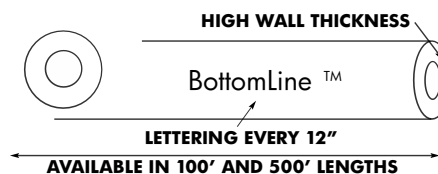
Diffuser station consists of two self-cleaning, 9" diameter, flexible membrane diffusers of EPDM compound with 100% rebound memory, each producing millions of fine 500 to 3000 micron bubbles – the majority 500 to 1000 microns. Each diffuser station base unit is made of powder-coated stainless steel and designed to prevent settling into soft bottom sediments. AIRSTATION™ is designed with adjustable diffuser riser to accommodate any site requirements. AirStations are independently tested and verified to provide stated pumping rates. 5-year warranty.



14.375" W x 18.625" L x 8.375" H

BOTTOMLINE™ SUPPLY TUBING

Self-weighted, direct burial submersible tubing for connection from compressor to diffuser stations. Tubing is flexible PVC composite construction for use with standard PVC solvent weld cement and insert fittings. Tubing has 0.58" I.D. and high wall thickness for long term durability and protection against punctures. Remains flexible in cold temperatures.



AVAILABLE IN 100' AND 500' LENGTHS



Vertex Water Features
Pond and Lake Aeration

(844) 432-4303 • info@vertexwaterfeatures.com

www.vertexwaterfeatures.com

Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our aerators without notice or obligation.

©Vertex Water Features rev.051116

APPENDIX B

Lee County Fertilizer Ordinance No. 08-08

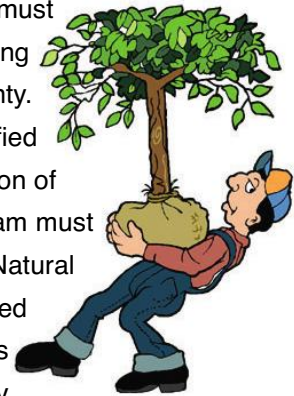
LEE COUNTY FERTILIZER ORDINANCE (08-08)

APPLICATION: This ordinance applies to anyone performing lawn care and maintenance on turf and/or landscape plants within unincorporated Lee County as a “professional landscape business” or an “institutional landscaper”. This ordinance does not apply to individual homeowners who perform their own landscape maintenance.

EFFECTIVE DATE: This ordinance goes in to effect on May 13, 2009.

REGISTRATION:

- All professional landscape businesses must register with Lee County prior to performing landscaping within unincorporated Lee County. At least one (1) employee must be a Certified Professional Landscaper. Proof of completion of a Lee County approved BMP training program must be provided to the Division of Lee County Natural Resources. At least one (1) BMP trained employee must be on site while fertilizers are applied. A registration decal provided by the division must be displayed on all company vehicles. NOTE: An example of a professional landscape business is any company you hire to perform landscaping at your home.
- All institutional landscapers must follow the same registration guidelines as professional landscape businesses with the exception of displaying a registration decal on company vehicles. NOTE: An example of an institutional landscaper is the in-house landscape maintenance staff at Shadow Wood.



TRAINING & CERTIFICATION:

- Florida Green BMP training & certification can be completed through the Lee County Extension Service. This must be done prior to registration.
- Non-professional landscapers are not required to complete the Florida Green BMP training & certification, but are strongly encouraged to participate in the University of Florida IFAS Florida Yards & Neighborhoods Outreach & Public Education Program. This applies to individual owners of single-family residential units who perform lawn care and maintenance on turf and/or landscape plants.

TIMING OF FERTILIZER APPLICATION: Fertilizers containing Nitrogen (N) and/or Phosphorus (P) may not be applied on turf and/or landscape plants from June 1 through September 30.

FERTILIZER CONTENT/APPLICATION RATE:

- Phosphorus (P) in any fertilizer may not exceed a rate of 0.25 lb. per 1,000 sq. ft. per application.
- Phosphorus (P) in any fertilizer may not exceed a rate of 0.50 lbs. per 1,000 sq. ft. per year.
- All fertilizers applied must contain at least 50% slow release nitrogen (N).
- Nitrogen (N) in any fertilizer may not exceed a rate of 4 lbs. per 1,000 sq. ft. per year.

IMPERVIOUS SURFACES: No fertilizers should be deposited, intentionally or accidentally, on an impervious surface such as a driveway, sidewalk or street.

BUFFER ZONES: No fertilizers shall be applied on turf and/or landscape plants within ten (10) feet of a water body, seawall or wetland. (See Florida DEP chapter 62-340)

MODE OF FERTILIZER APPLICATION: When using a rotary spreader, use of a deflector shield is required to deflect fertilizers away from water bodies, seawalls and wetlands.

LOW MAINTENANCE ZONES (NO MOW): A voluntary six (6) foot low maintenance zone is strongly recommended from any water body, seawall or wetland.

GRASS CLIPPINGS/VEGETATIVE MATERIAL: No grass clippings or vegetative materials shall be deposited into storm drains, ditches, water bodies, roadways or other impervious surfaces.

EXEMPTIONS (ordinance does not apply to):

- New landscaping in place for less than sixty (60) days.
- Vegetable gardens as long as they are not within fifteen (15) feet of a water body, seawall or wetland.
- Yard waste, compost or mulches applied to improve the soil.
- Reclaimed water used for irrigation which usually contains high amounts of nitrogen and phosphorus.
- Farm operations.
- Pastures used for grazing livestock.
- Golf courses.
- Specialized turf areas (parks, cemeteries, athletic fields, golf practice areas).

ENFORCEMENT & PENALTIES:

- This ordinance shall be enforced by designated Lee County officials and/or inspectors.
- First violation...\$100.00
- Second violation...\$250.00
- Third and subsequent violations...\$500.00



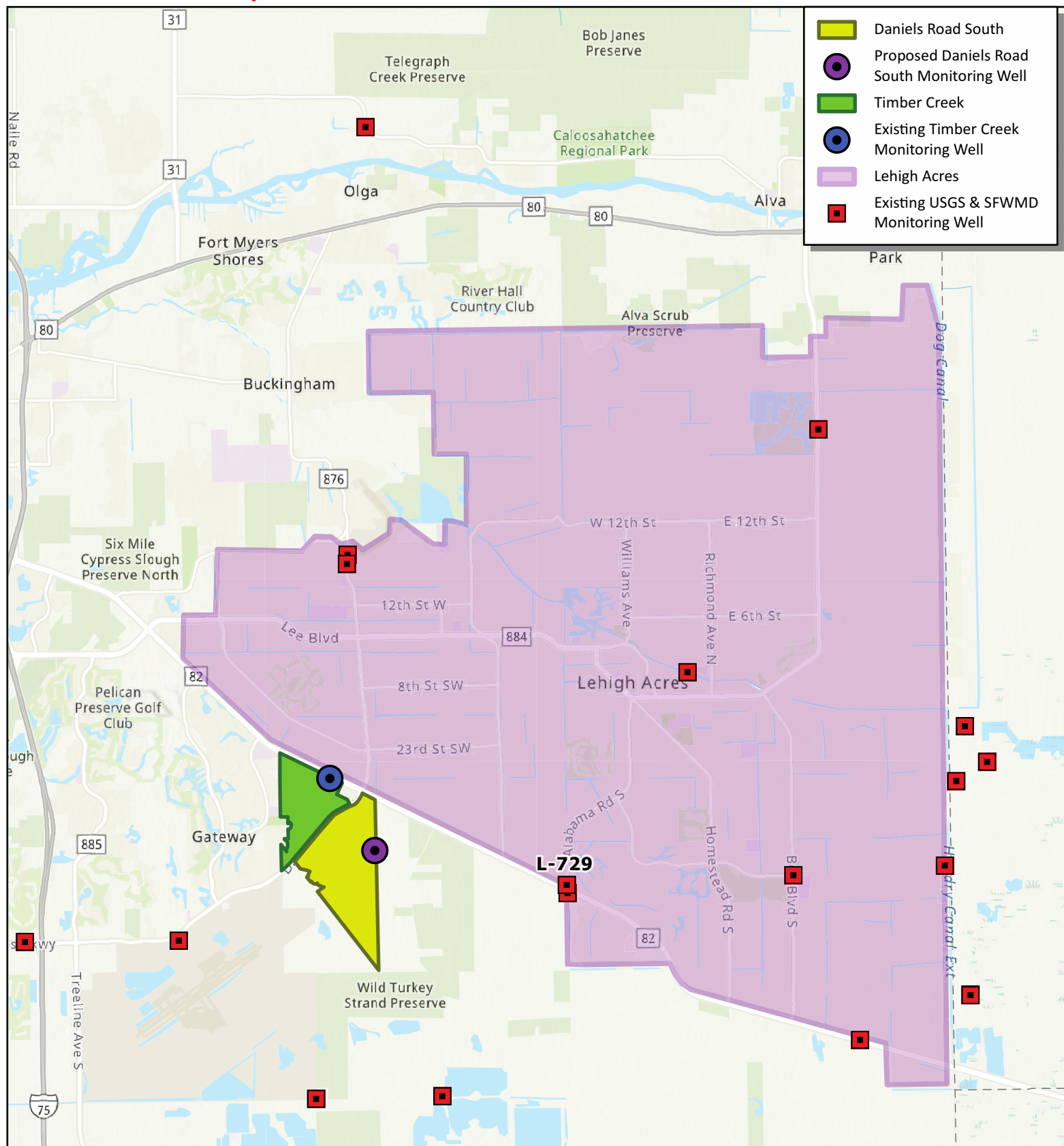


Figure 1
Existing and Proposed
Sandstone Aquifer Monitoring Wells
Lee County, Florida



0 0.5 1 2 Mi

Scale: 1:130,000

Progressive Water Resources, a Division of RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

11/22/2022

Image: ESRI World Street Map

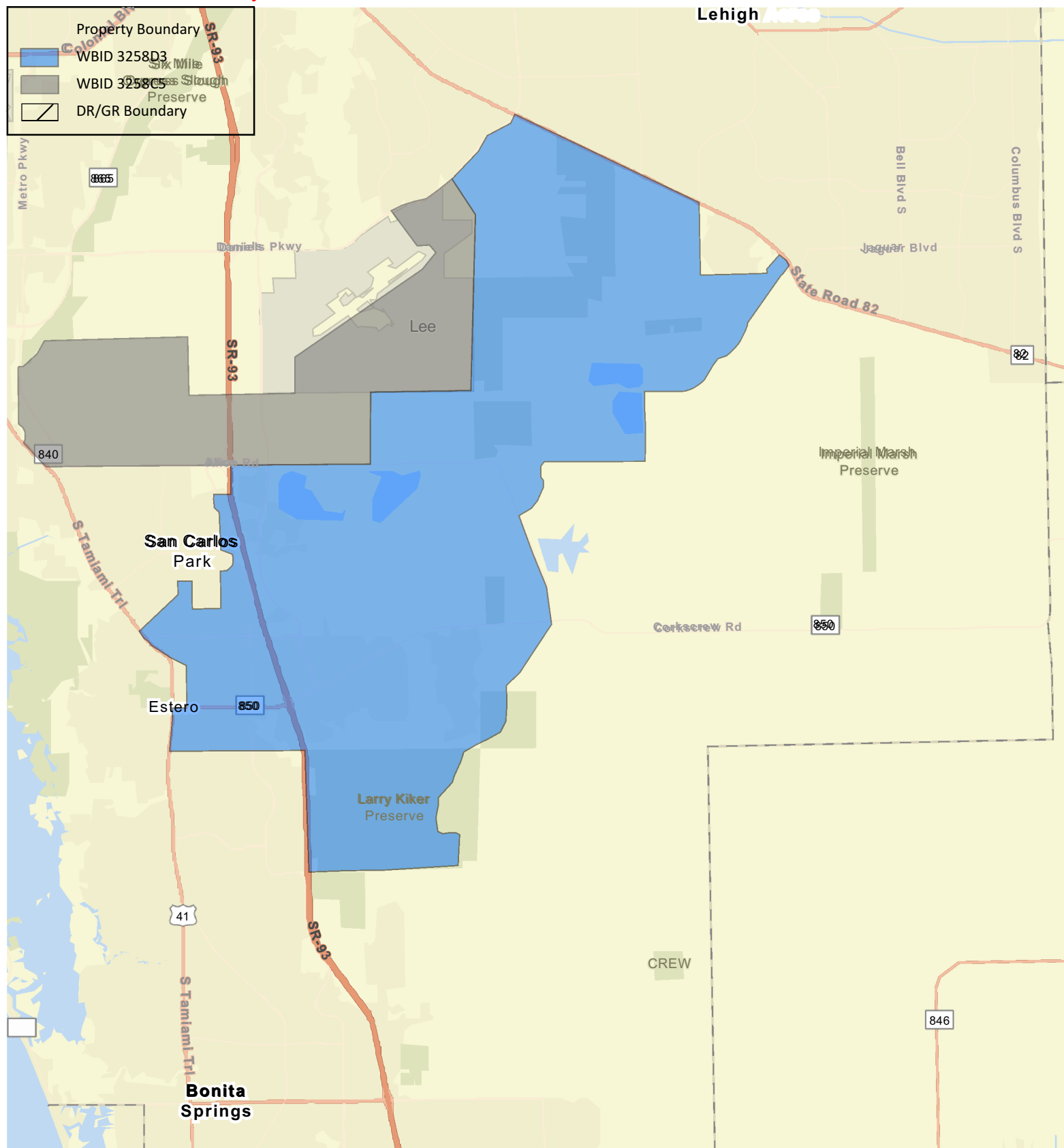


Figure 2
Daniels Road South
WBIDs and DR/GR
Lee County, Florida

Progressive Water Resources, a Division of RESPEC, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

11/22/2022

Image: ESRI World Street Map



0 0.5 1 2 Mi

Scale: 1:145,000



Progressive Water Resources
 Integrated Water Resource Consultants
 a Division of RESPEC Company LLC

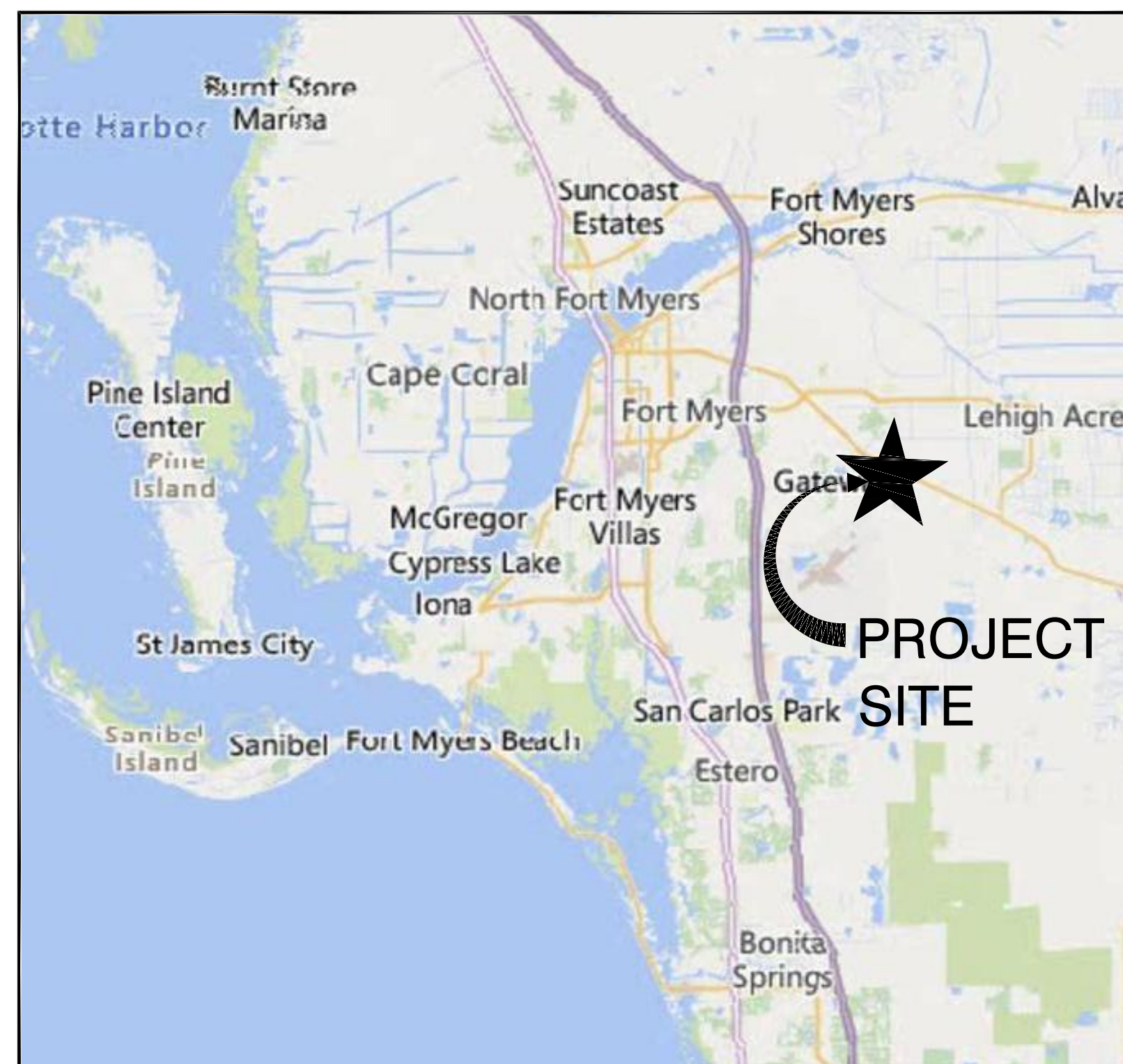
MASTER CONCEPT PLAN FOR

DANIELS PARKWAY SOUTH

MIXED USE PLANNED DEVELOPMENT

SECTION 9, 16, 17, 21, TOWNSHIP 45S, RANGE 26 E

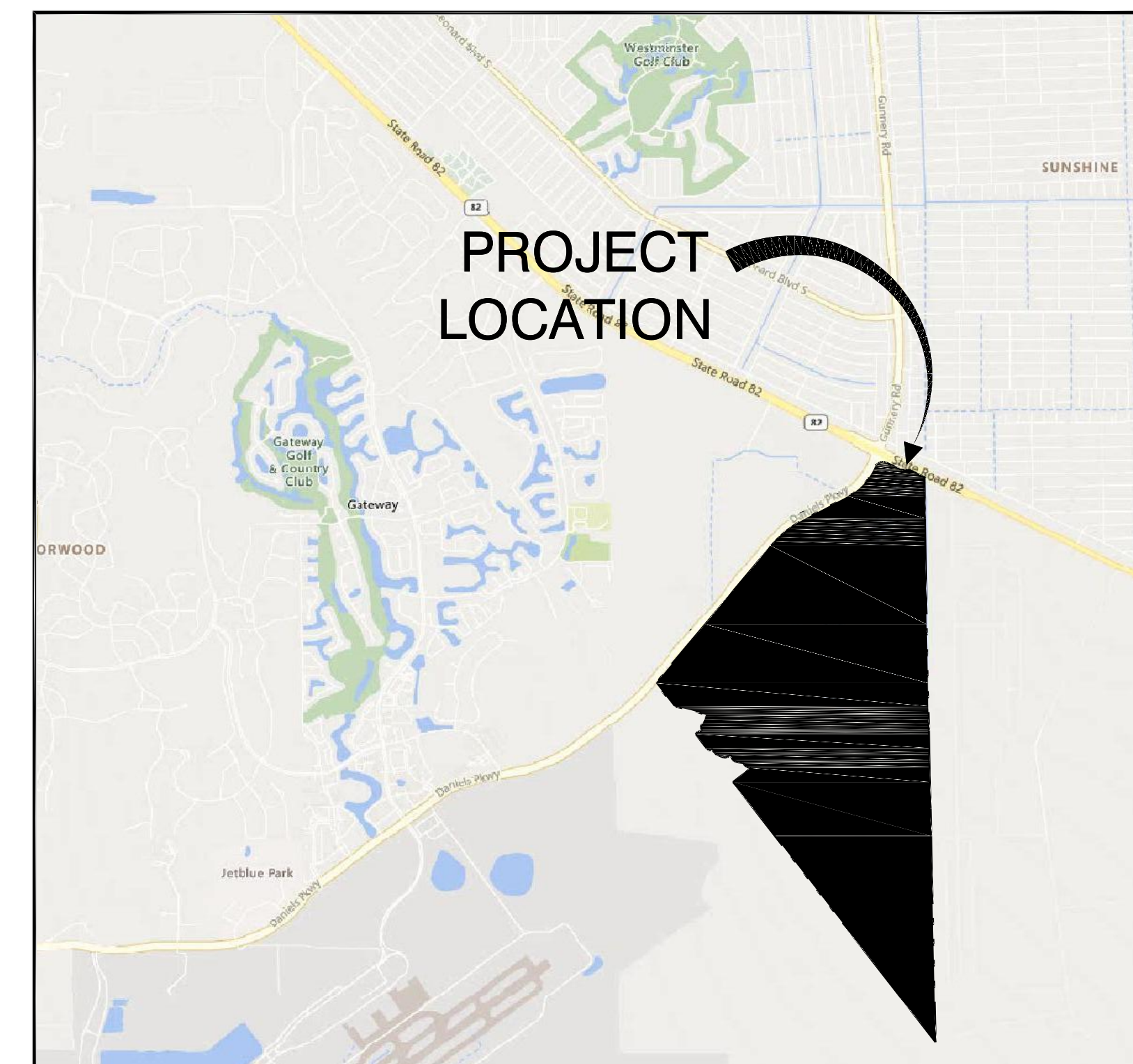
LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

LEE CO.	SF/MD	LCU	DOH	FDEP	SHEET INDEX	
					DESCRIPTION	NUMBER
PLANNING						
✓				COVER SHEET		COVER
✓				MASTER CONCEPT PLAN		X-101
✓				OPEN SPACE		X-102
✓				AIRPORT OVERLAYS		X-103
✓				NOTES & DETAILS		X-501



SITE LOCATION MAP

N.T.S.

PROJECT:

DANIELS PARKWAY
SOUTH
MIXED USE PLANNED
DEVELOPMENT

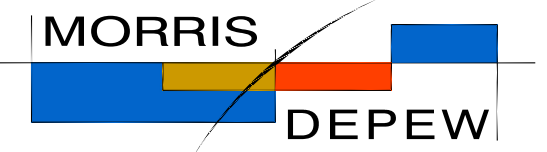
LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR®

CONSULTANT:



ENGINEERS ♦ PLANNERS ♦ SURVEYORS
LANDSCAPE ARCHITECTS
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Toll free: 866-337-7341

Destin
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Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	11/14/2022
SHEET TITLE:	
COVER SHEET	
SHEET NUMBER:	COVER
JOB/FILE NUMBER: 21008-01	

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PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MGE
JURISDICTION:	LEE COUNTY
DATE:	11/14/2022
SHEET TITLE:	MASTER CONCEPT PLAN
SHEET NUMBER:	X-101

JOB/FILE NUMBER: 21008-01

LEGEND

MF MULTI-FAMILY RESIDENTIAL (±402 UNITS)

SF SINGLE-FAMILY RESIDENTIAL (±1255 UNITS)

C COMMERCIAL

ES EMERGENCY SERVICES

RA AMENITY AREAS

LAKE AREA

WETLAND PRESERVE

UPLAND PRESERVE

OTHER OPEN SPACE

RESTORATION AREA

TOTAL AREA (±1,233.08 ACRES)

VEHICULAR ACCESS

DEVIATIONS (SEE SHEET X-501)

NOTES (SEE SHEET X-501)

* SEE SHEET X-102 OPEN SPACE FOR OPEN SPACE CALCULATIONS.
** ALL ACCESS POINTS SHALL BE WITHIN FIFTY FEET (±50') OF THE DEPICTED STATION NUMBERS.

500 0 250 500

SCALE 1"=500'



OPEN SPACE LEGEND		
PRESERVATION		UPLAND PRESERVATION 32.00 ACRES
		RARE & UNIQUE UPLAND PRESERVATION 58.10 ACRES
		WETLAND PRESERVATION 205.70 ACRES
RESTORATION		UPLAND RESTORATION 68.10 ACRES
		WETLAND RESTORATION 315.20 ACRES
MISC.		OTHER OPEN SPACE 22.50 ACRES
		LAKES 117.04 ACRES
		TOTAL AREA 1,233.08 ACRES

OPEN SPACE CALCULATIONS				
	ACREAGE	REQUIRED OPEN SPACE	REQUIRED	PROVIDED
COMMERCIAL	44.10	10%	4.41	4.41
INDIGENOUS OPEN SPACE (SEE BELOW FOR BREAKDOWN)		55%	678.19	679.10
LAKES*				56.34
TOTAL	1,233.08	60%	739.85	739.85
**MAX 25% OF REQUIRED OPEN SPACE				
INDIGENOUS OPEN SPACE				
PRESERVATION				
UPLAND				32.00
RARE & UNIQUE UPLANDS				58.10
WETLAND				205.70
RESTORATION				
UPLAND				68.10
WETLAND				315.20
TOTAL	1,233.08	55%	678.19	679.10
**SUBJECT TO FINAL STATE & FEDERAL APPROVALS				

PROJECT:

DANIELS PARKWAY
SOUTH
MIXED USE PLANNED
DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS
DEPEW

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Toll free: 866-337-7341

PREPARED BY:

REVISIONS

DATE

PROJECT MANAGER:

TME

DRAWING BY:

MGE

JURISDICTION:

LEE COUNTY

DATE:

11/14/2022

SHEET TITLE:

OPEN SPACE

SHEET NUMBER:

X-102

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER:

21008-01

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PROJECT:

**DANIELS PARKWAY SOUTH
MIXED USE PLANNED
DEVELOPMENT**

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: TME
DRAWING BY: MGE
JURISDICTION: LEE COUNTY
DATE: 11/14/2022

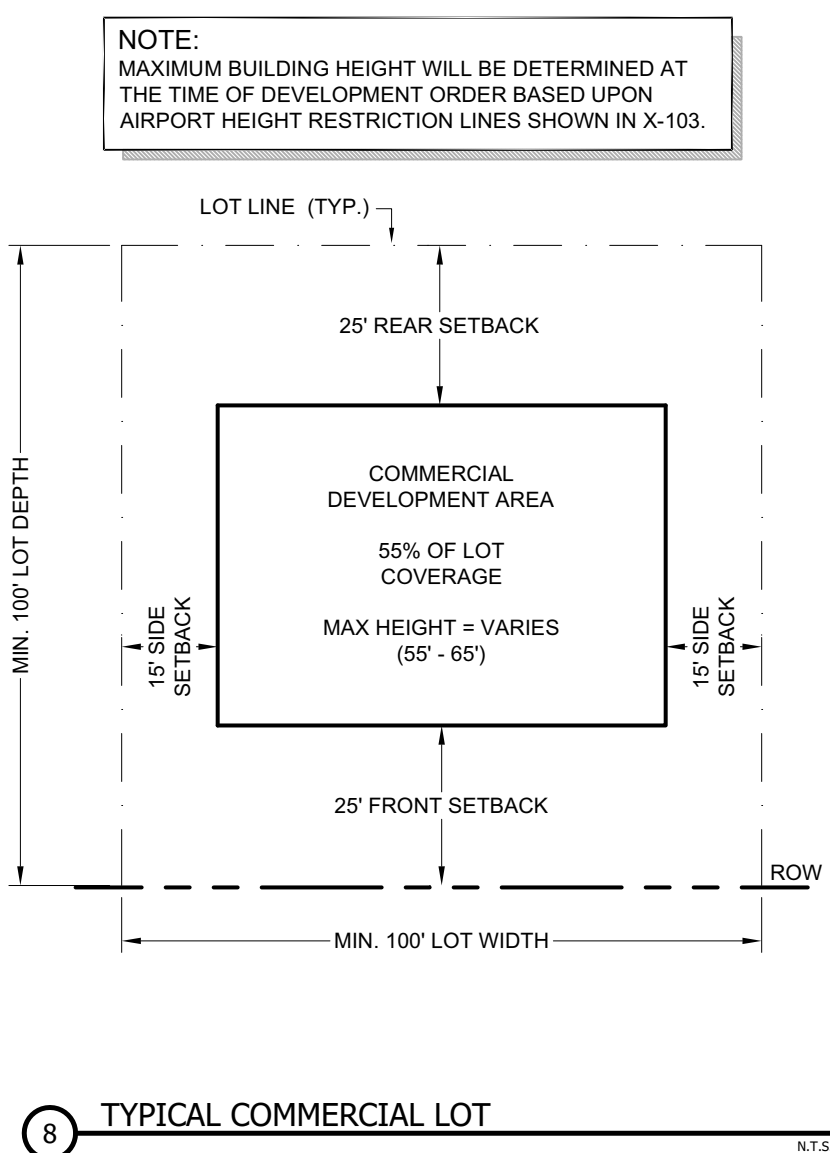
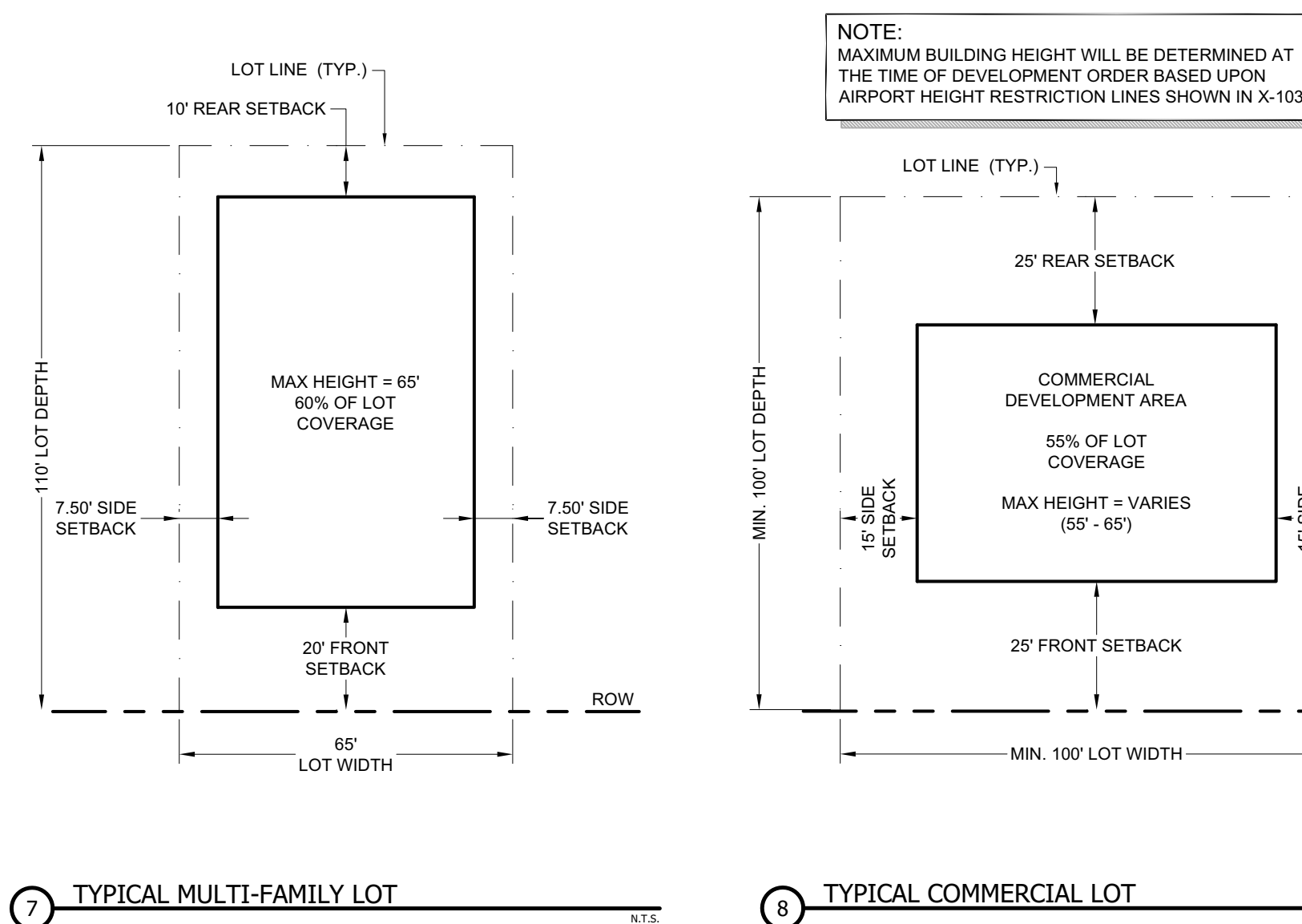
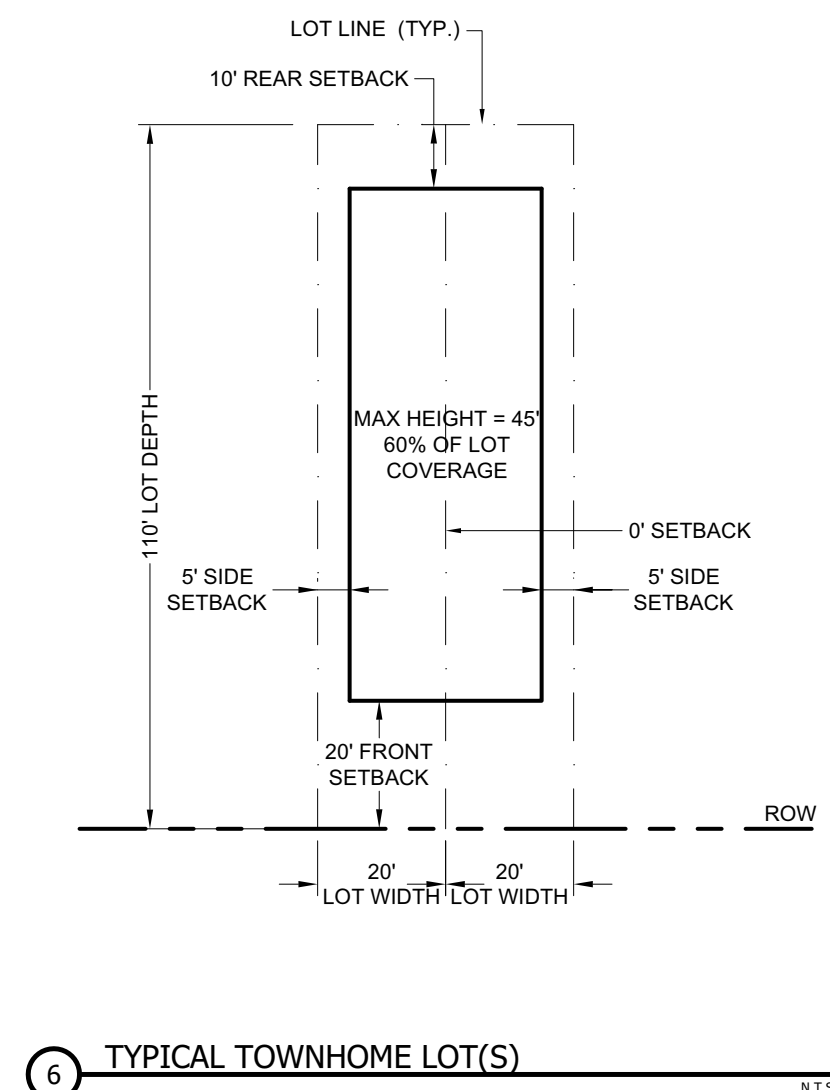
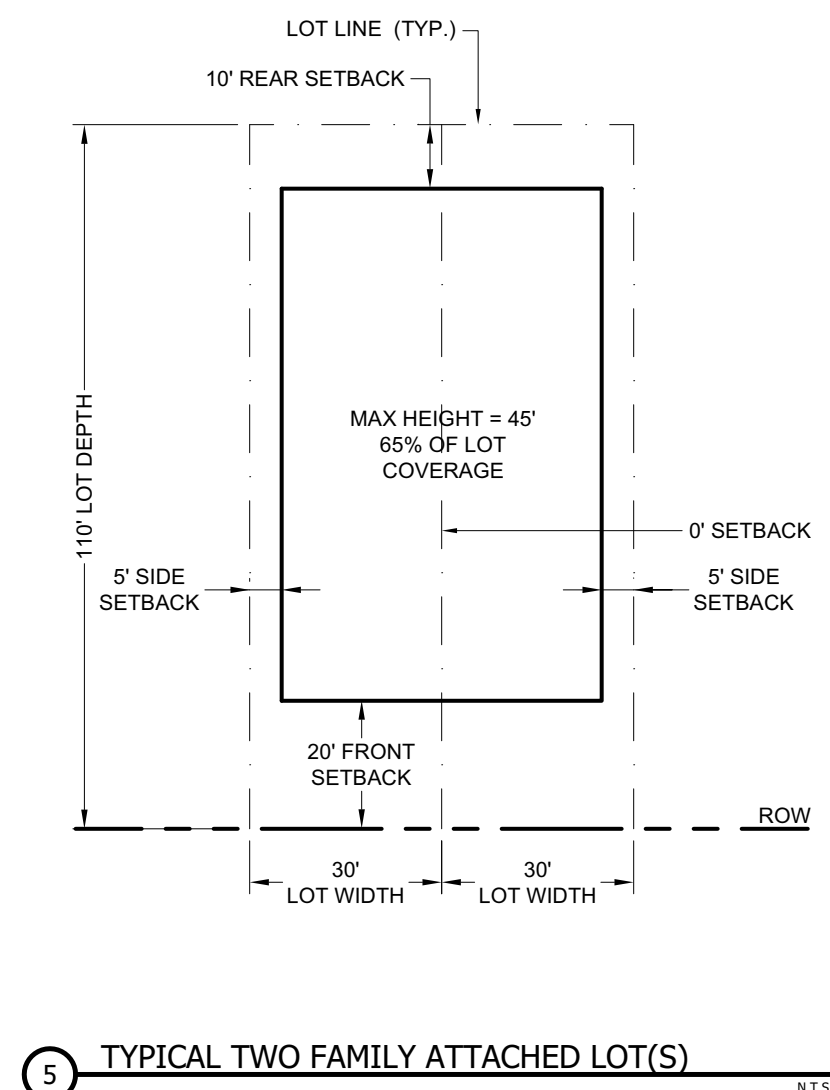
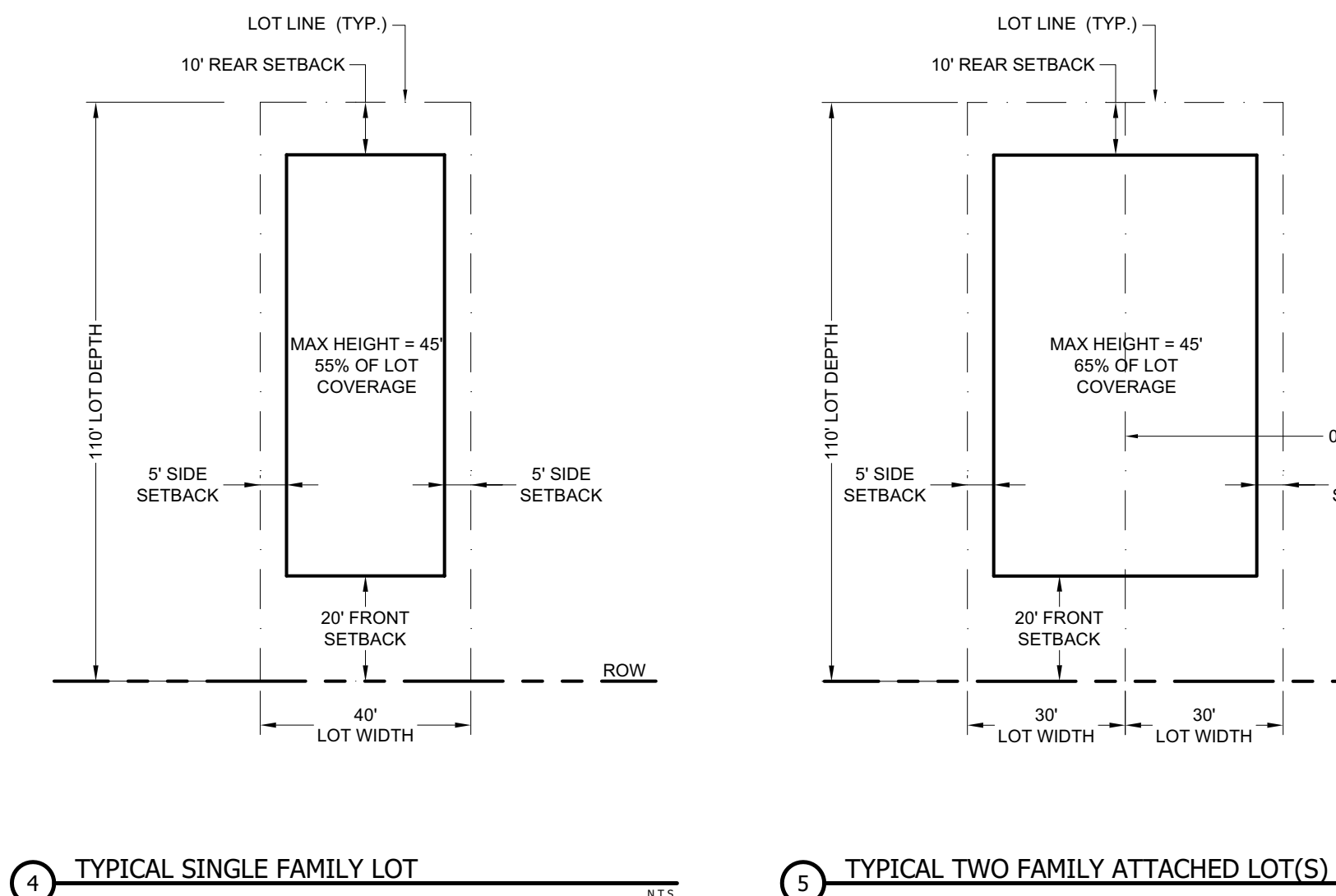
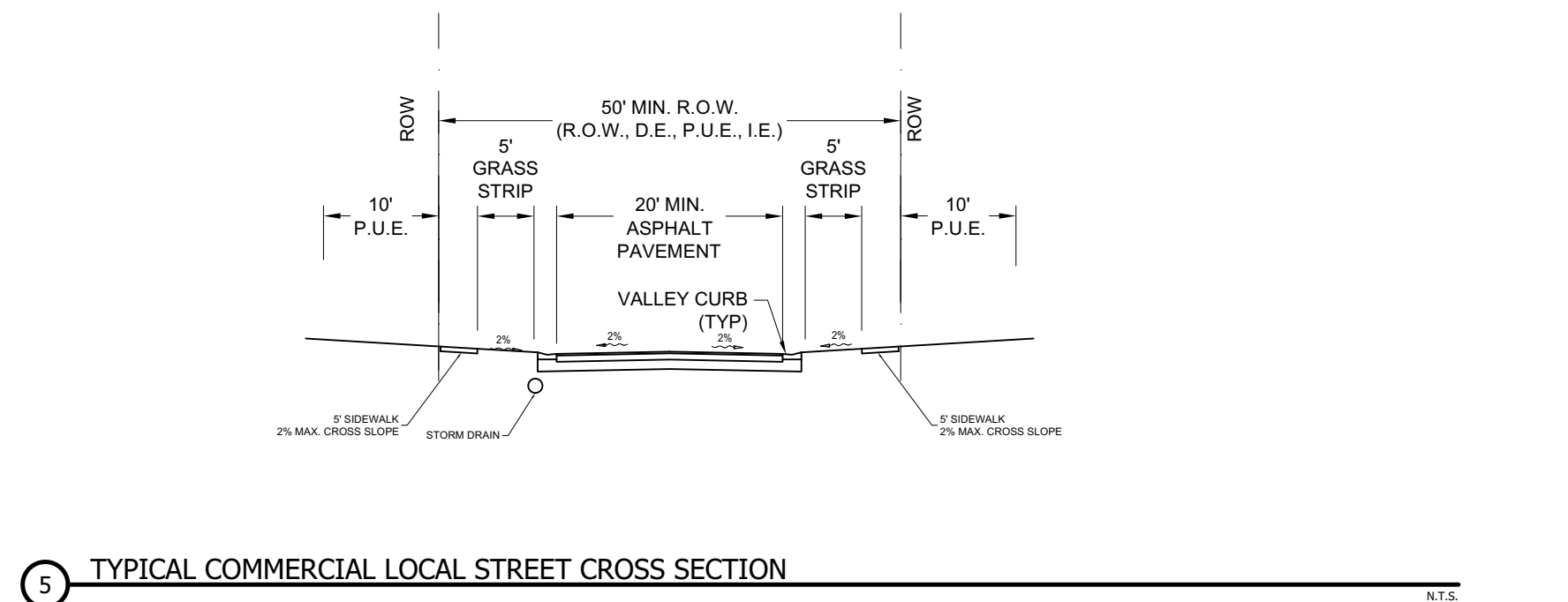
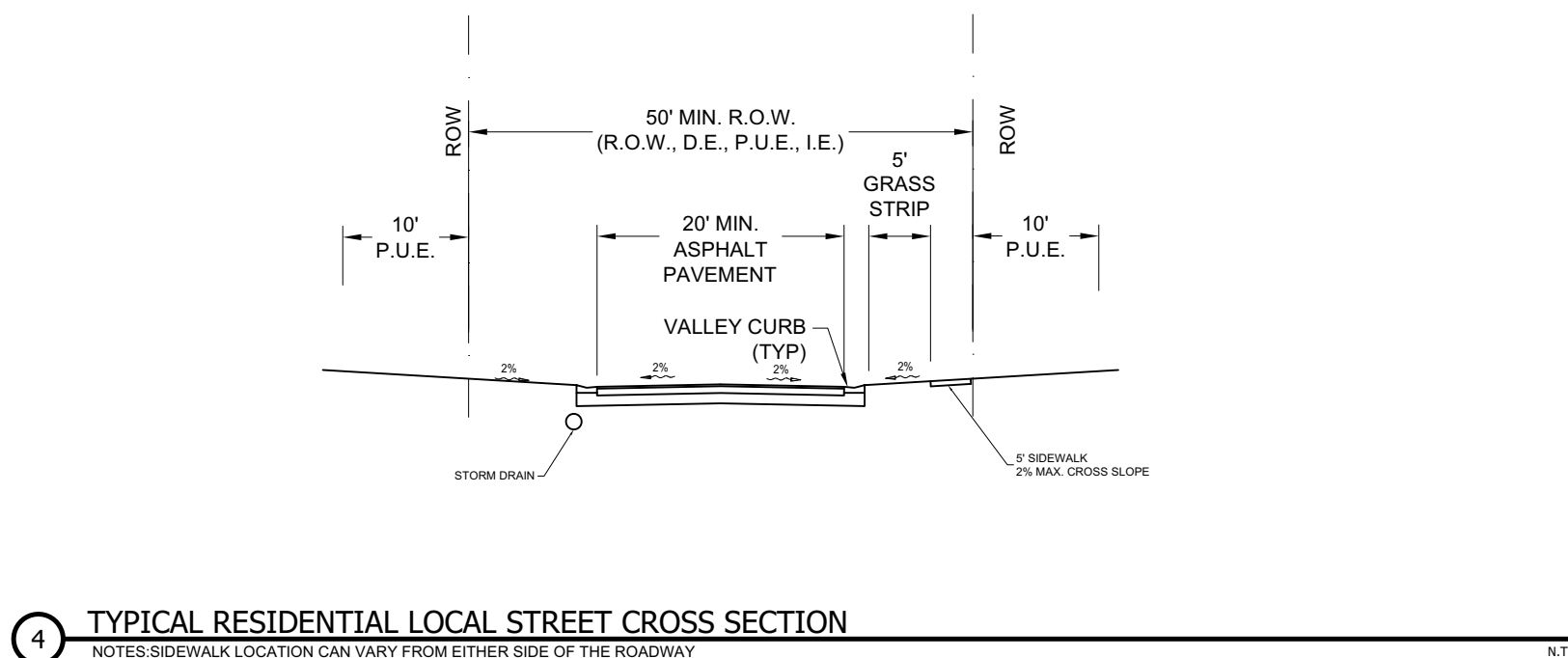
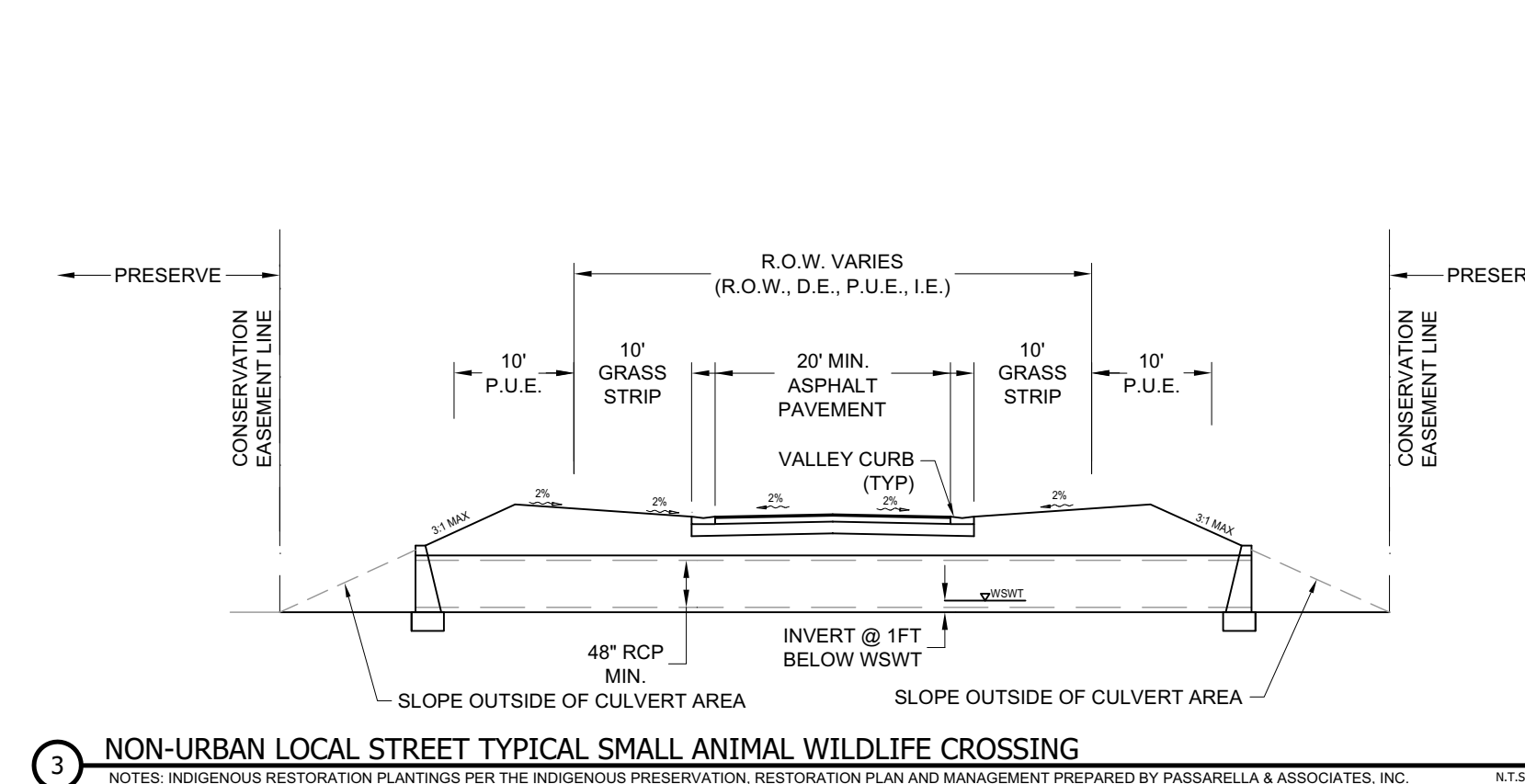
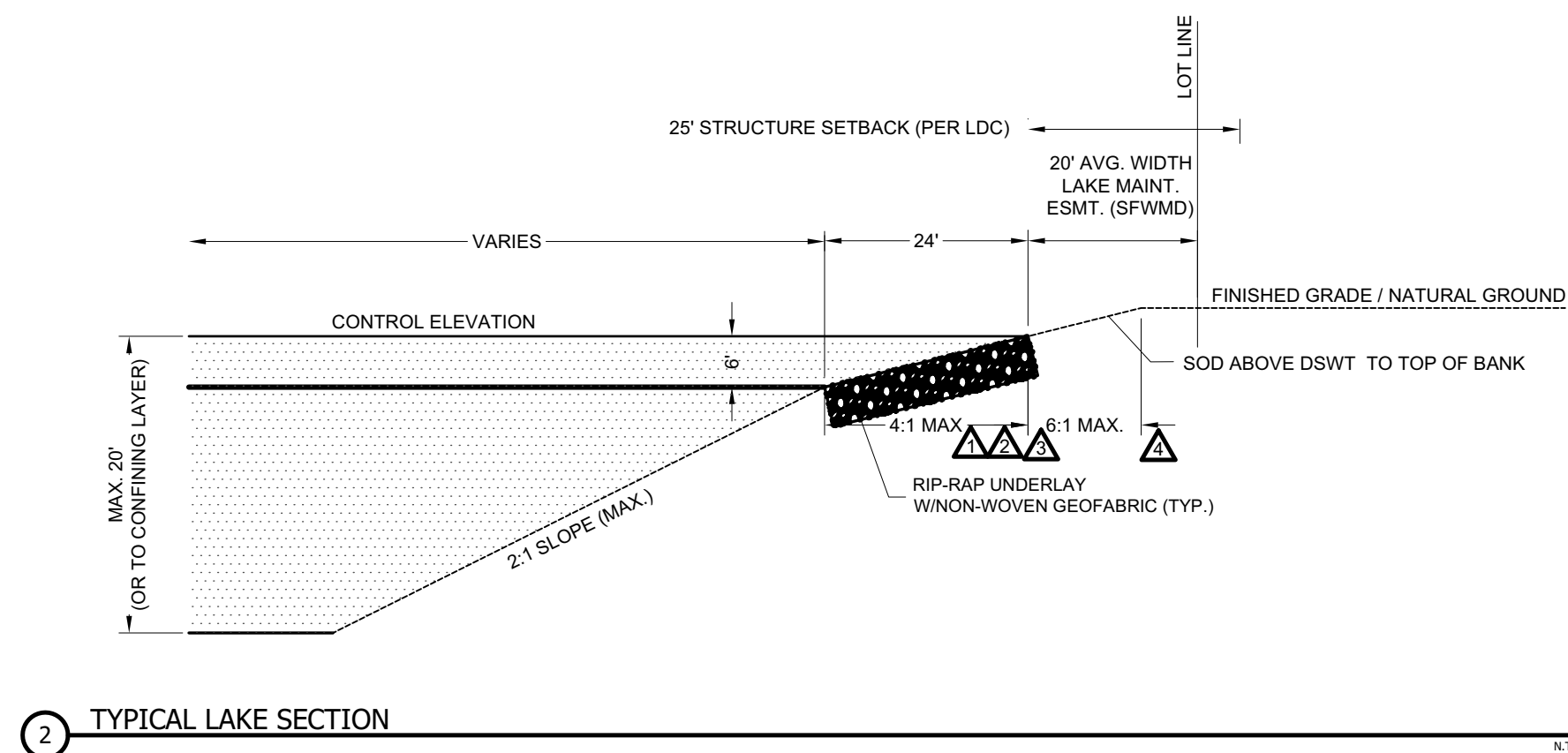
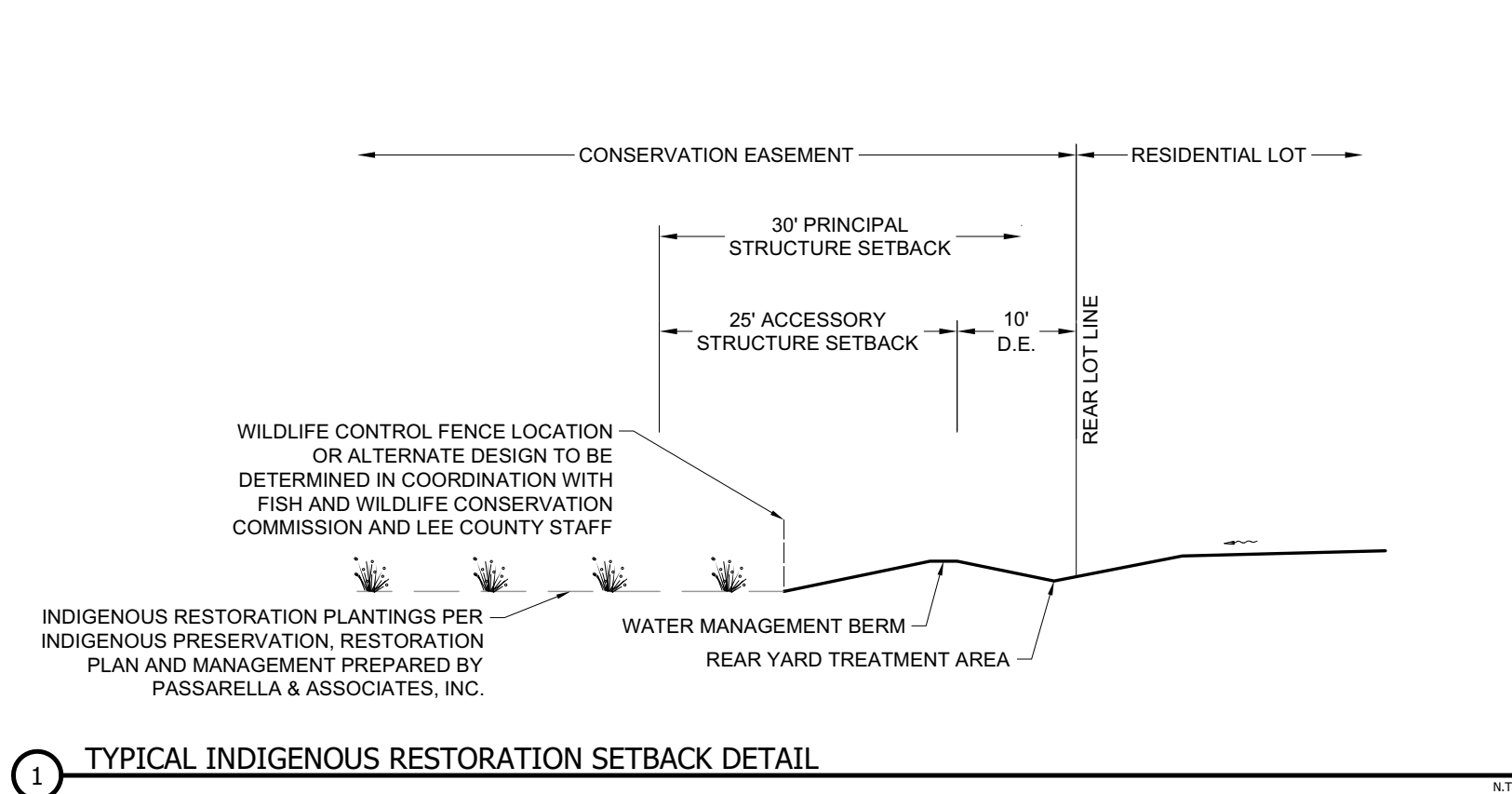
SHEET TITLE:
AIRPORT OVERLAYS

SHEET NUMBER: X-103

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SCALE 1"=500'

JOB/FILE NUMBER: 21008-01

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NOTES	DEVIATIONS
1 25' ENHANCED BUFFER PER 33-1405	LAKE DEVIATION TO 4:1 SLOPE
2 15' TYPE "B" LANDSCAPE BUFFER	PLANTED LITTORAL SHELF DEVIATION
3 15' TYPE "D" LANDSCAPE BUFFER	SWAP TREES FOR SHRUBS
4 PRESERVE TO PROVIDE BUFFER	HARDENED SHORELINE
5 TYPE "C"/"F" LANDSCAPE BUFFER	NON-URBAN LOCAL STREET
6 LAKE FOR PASSIVE RECREATION ONLY	

Request: Rezoning from AG-2 to MPD for Residential & Commercial uses.

1,600 Residential Dwelling units
350,000 Square feet of Commercial

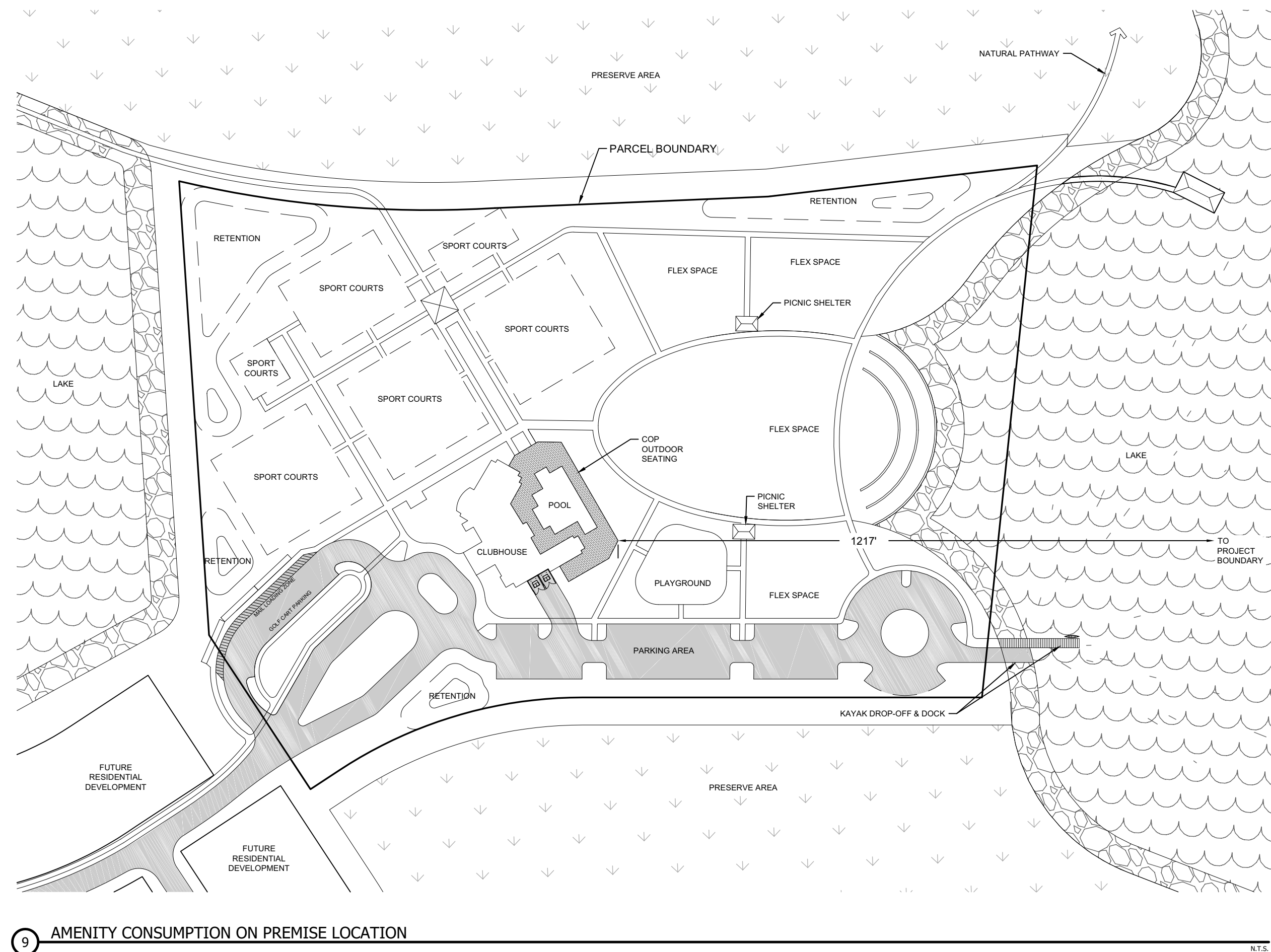
Future Land Use Designation per CPA2021-00017 & CPA2021-00018

Not on a Lee Tran Route

Comprehensive Plan Amendment per CPA2021-00018 proposes an extension of Lee County Utilities service area to service the proposed project.

Thirty feet (30') principal setback from indigenous areas to be provided.

Fifty feet (50') separation from lake control to property boundary to be provided.



PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

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LEE COUNTY, FLORIDA

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CONSULTANT:

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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	11/14/2022
SHEET TITLE:	NOTES & DETAILS
SHEET NUMBER:	X-501
JOB/FILE NUMBER:	21008-01