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www.tdmcivilengineering.com Certificate of Authorization # 29086

Environmental Impacts Analysis – Exhibit M13

The Applicant owns a ± 27.36 acre property located at the northeast intersection of N. Tamiami Trail and Brooks Road. The property owner had a formal wetland determination completed by SFWMD, which determined that 7.2 acres of the property is classified as wetlands. The area classified as wetlands abuts Powell Creek. The remainder of the property is uplands and has a future land use classification of Intensive Development. The Applicant is requesting to add the remaining 20.16 acres to Lee Plan Map 1-C (Mixed-Use Overlay Map_.

The attached Soils Map indicates that the majority (89.1%) of the subject property is underlain with Immokalee sand – Urban land complex soil, #36. The hydric soils, Kesson fine sand, tidal (#24) and Isles fine sand (#39) is located within the wetland area.

The attached FLUCFCS Map identifies mostly Pine, Oak, and Cabbage Palm along with Mixed Wetland Hardwoods with various levels of exotic vegetation, including Brazilian Pepper and Melaleuca throughout the site. The range of Exotics varies from E2 to E4.

The attached Flood Insurance Rate Map (FIRM) identifies the existing floodway (Powell Creek) along the eastern boundary of the property. The floodway coincides with the existing wetlands onsite, which will be preserved. The FIRMette/Topographic Map provides more detailed information on the flood elevations.

Amending Lee Plan Map 1-C to add the 20.16 acres to the Mixed-Use Overlay will not have any impacts to the environmental conditions of the property.

A copy of the Formal Wetland Determination Letter, Soils Map, and FLUCFCS Map is included with this Analysis.

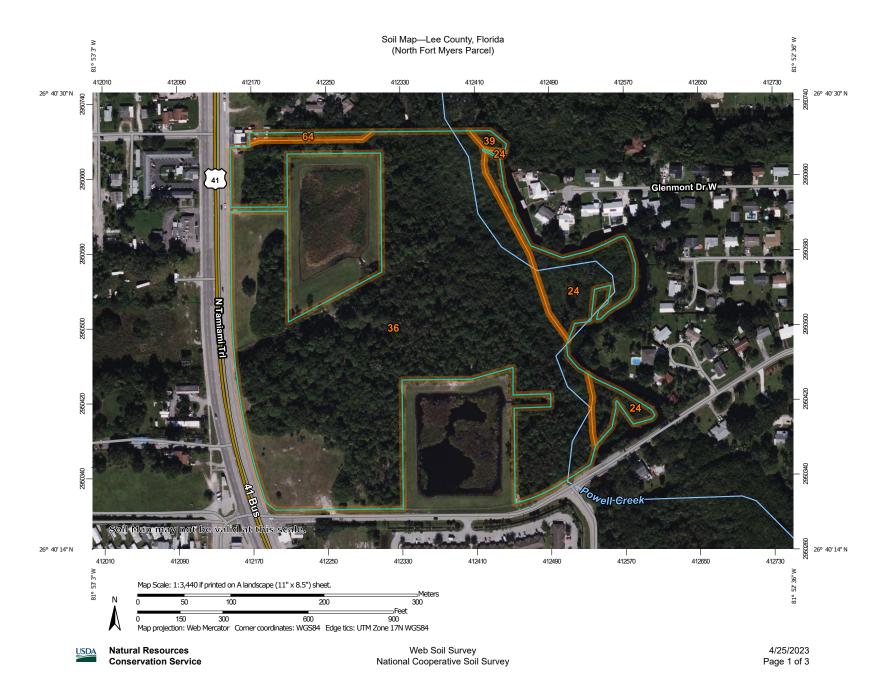


Exhibit No. 4.0 Permit No. 36-108765-P Page 1 of 3

MAP LEGEND

8

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Water Features

Transportation

Background

+++

Spoil Area

Stony Spot

Wet Spot

Other

Rails

US Routes

Major Roads

Local Roads

Aerial Photography

Very Stony Spot

Special Line Features

Streams and Canals

Interstate Highways

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons



Soil Map Unit Lines



Special Point Features

Blowout





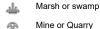
Closed Depression



Gravelly Spot



Lava Flow







Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida Survey Area Data: Version 20, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

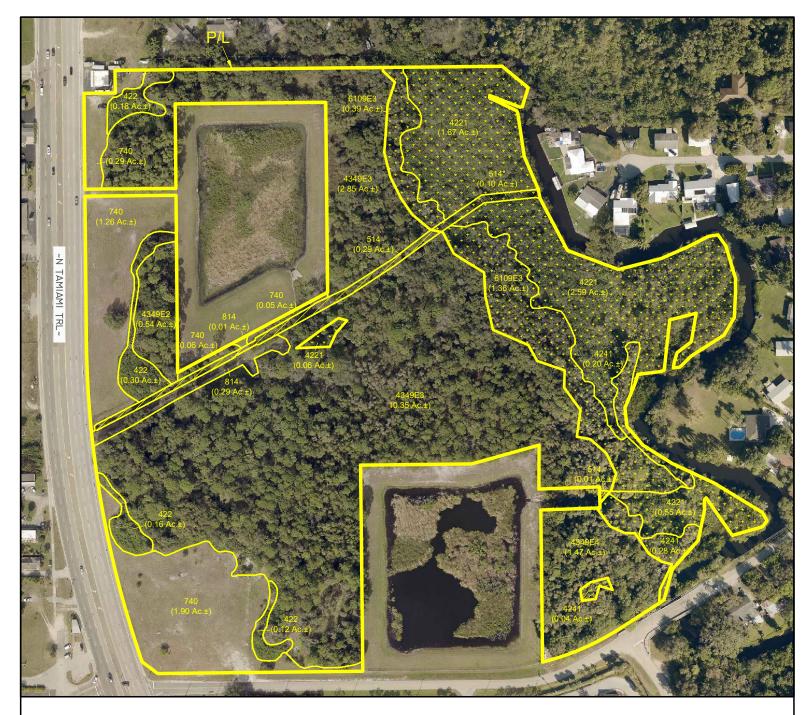
Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map—Lee County, Florida North Fort Myers Parcel

Map Unit Legend

Man Unit Combal	Man Unit Name	A area in AOI	Damant of AOI	
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
24	Kesson fine sand, tidal, 0 to 1 percent slopes	2.6	9.4%	
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	24.4	89.1%	
39	Isles fine sand, frequently ponded, 0 to 1 percent slopes	0.1	0.5%	
64	Brynwood fine sand, wet- Urban land complex, 0 to 2 percent slopes	0.3	1.0%	
Totals for Area of Interest	'	27.4	100.0%	



LEGEND:



WETLANDS (7.20 Ac.)



OTHER SURFACE WATERS (0.30 Ac.)



WETLANDS NOT VERIFIED BY COE STAFF (0.04 AC.

FLUCFCS			% OF
CODES	DESCRIPTIONS	ACREAGE	TOTAL
422	BRAZILIAN PEPPER	0.76 Ac. ±	2.8%
4221	BAZILIAN PEPPER, HYDRIC	4.87 Ac. ±	17.8%
4241	MELALEUCA, HYDRIC	0.52 Ac. ±	1.9%
4349 E2	PINE/OAK/CABBAGE PALM, DISTURBED, (25-49% EXOTICS)	0.54 Ac. ±	2.0%
4349 E3	PINE/OAK/CABBAGE PALM, DISTURBED, (50-75% EXOTICS)	13.20 Ac. ±	48.2%
4349 E4	PINE/OAK/CABBAGE PALM, DISTURBED, (76-100% EXOTICS)	1.47 Ac. ±	5.4%
514	DITCH	0.29 Ac. ±	1.1%
514*	DITCH, HYDRIC	0.10 Ac. ±	0.4%
6109 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.75 Ac. ±	6.4%
740	DISTURBED LANDS	3.56 Ac. ±	13.0%
814	ROAD	0.30 Ac. ±	1.1%
	TOTAL	27.36 Ac.±	100.0%

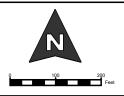
PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER CHW DRAWING NO. 220514 TOB.DWG DATED APRIL 14, 2023.

AERIAL PHOTOGRAPHS PROVIDED BY THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY-MARCH 2022.

FLUCFCS PER FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

WETLAND LINES ARE PRELIMINARY AND SUBJECT TO REVISION UPON REVIEW BY THE APPROPRIATE AGENCIES.





Aerial with FLUCFCS and Wetlands Map North Fort Myers Parcel

DRAWN BY: D.B.

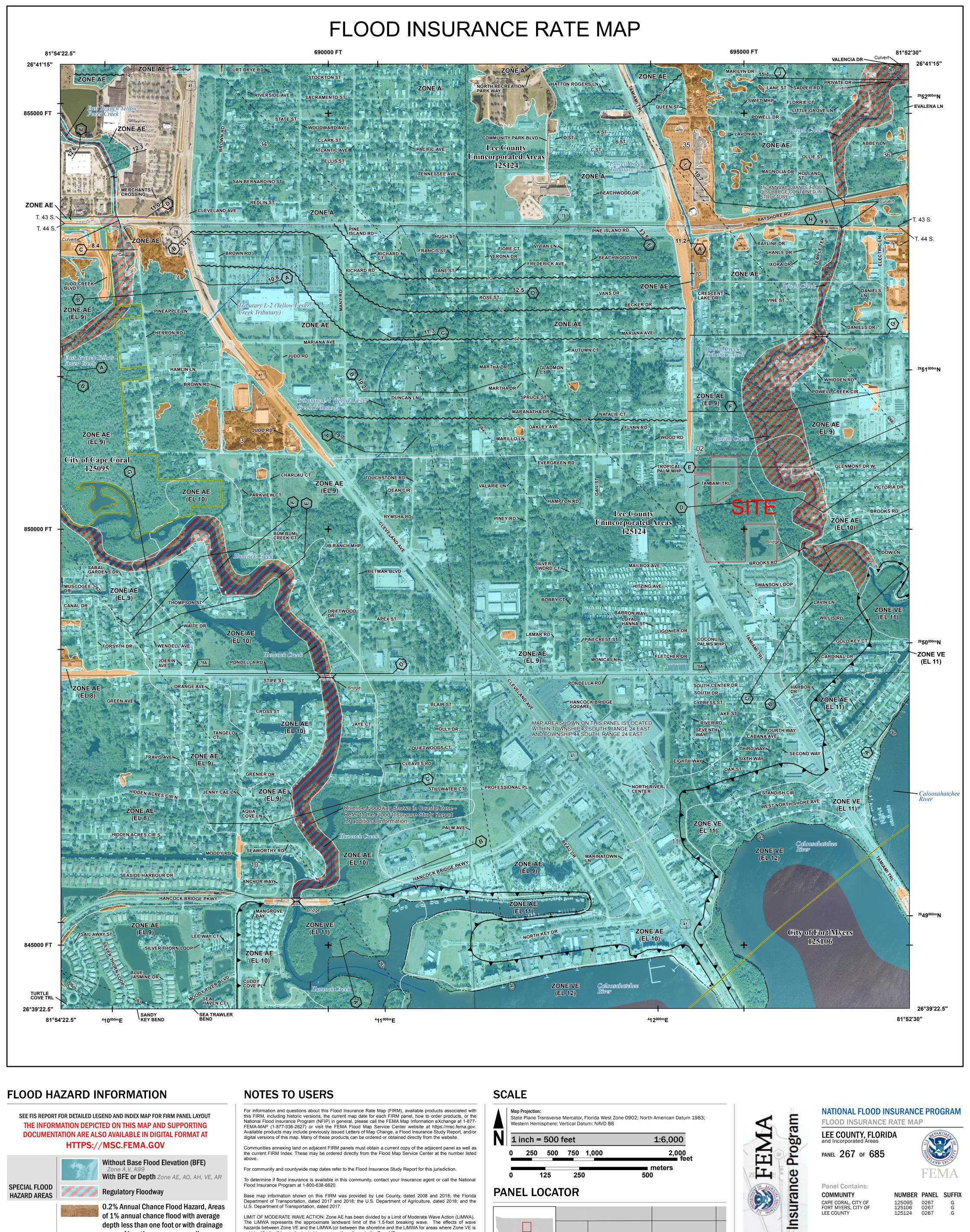
DRAWING DATE:

09/06/23

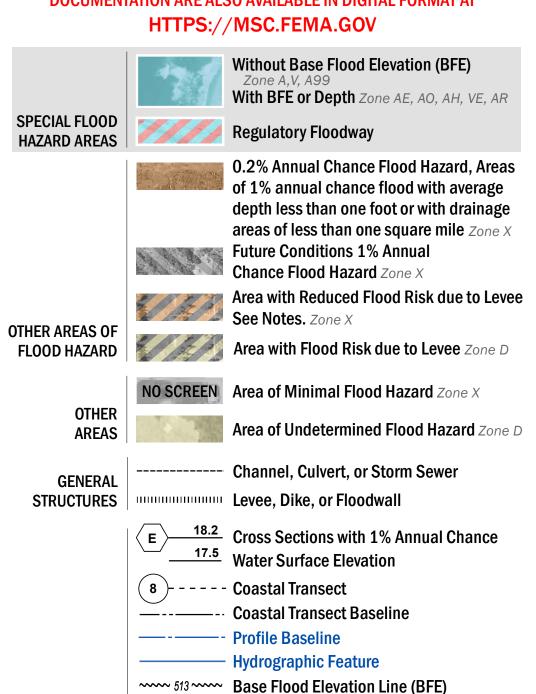
FVISED:

EXHIBIT NUMBER:

Appendix B



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING **DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT**



Limit of Study

Jurisdiction Boundary

OTHER

FEATURES

this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

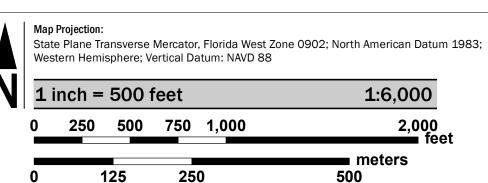
Base map information shown on this FIRM was provided by Lee County, dated 2008 and 2018; the Florida Department of Transportation, dated 2017 and 2018; the U.S. Department of Agriculture, dated 2018; and the U.S. Department of Transportation, dated 2017.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LiMWA (or between the shoreline and the LiMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

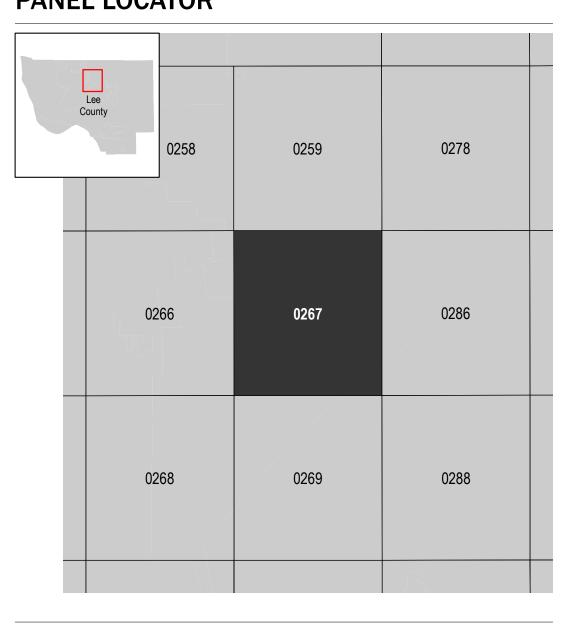
The map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and FDTs

may reflect stream channel distances that differ from what is shown on the map.

→ Limit of Moderate Wave Action (LiMWA)



PANEL LOCATOR



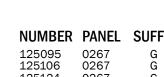
FLOOD INSURANCE RATE MAP

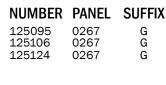
LEE COUNTY, FLORIDA



Panel Contains: COMMUNITY CAPE CORAL, CITY OF FORT MYERS, CITY OF LEE COUNTY

National Flood





VERSION NUMBER 2.4.3.5 MAP NUMBER 12071C0267G **MAP REVISED NOVEMBER 17, 2022**

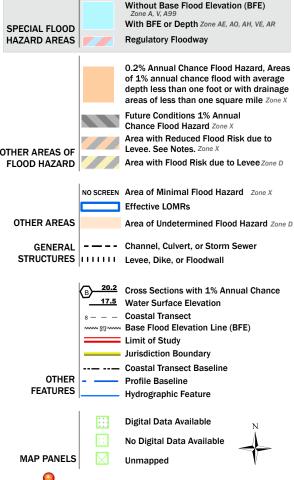
National Flood Hazard Layer FIRMette



TOPOGRAHIC MAP

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/24/2024 at 2:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

The pin displayed on the map is an approximate point selected by the user and does not represent

an authoritative property location.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

