RVi

October 23, 2025

Ms. Kate Burgess, AICP
Principal Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RE: Bonita Beach CPD Map & Text Amendments
CPA2024-00001 & CPA2024-00002 – Submittal 3

Dear Ms. Burgess,

It is my pleasure to submit to you the attached revised documents related to the rezoning request for the Bonita Beach CPD Map and Text Amendments.

The following documents have also been revised to reflect a change to the request to redesignate the property to the Suburban land use category rather than General Interchange.

1) Revised Text Amendment Application
2) Revised Map Amendment Application
3) Affidavit for Michael P Quinn Trust
4) Revised Lee Plan Text Amendment
5) Revised Table 1(b)
6) Revised Justification of Proposed Amendment
7) Revised Lee Plan Analysis
8) Revised Sketch and Legal Description
9) Hydrogeology Model
10) Southeast Lee County Market Study
11) Southeast Lee County Trip Capture Analysis
12) Public Information Meeting Summary

As noted in the list of documents, additional data and analysis is provided to justify the amendment to eliminate the 300,000 SF "cap" on commercial/non-residential in the Southeast Lee County Planning Community ("SE Lee").

The market study provides an analysis of the commercial floor area in Lee Plan Policy 33.2.5 and demonstrates the current cap on commercial square footage is below projected needs to serve the residential units already approved or under construction within the SE Lee.

The transportation analysis includes three scenario analyses which demonstrate that the proposed removal of the commercial square footage cap supports the approved residential growth and improves overall traffic efficiency within Planning District 18.

Please see the following responses in **bold** to your comments received on January 8, 2025.

PLANNING COMMENTS

1. It appears as though the affidavit included in the resubmittal has not been completed (signed/notarized). Resubmit the completed affidavit.

   RESPONSE: Please see updated affidavit for Michael P Quinn Trust.

2. Page 1 of Exhibit M19 refers to the total acreage of the subject properties as 12+/-acres in the first paragraph and 14.28+/-acres in the first paragraph under Existing Conditions & Property History. Revised or clarify which acreage is correct.

   RESPONSE: Please see revised Justification of Proposed Amendment. Acreages have been corrected per the above comment.

3. There appears to be a typo in the sixth paragraph under Request Justification. The sentence reads, "These properties include single-family dwellings, all lands to the east are developed with." Revise.

   RESPONSE: Please see revised Justification of Proposed Amendment. The sentence and typo have been corrected.

4. The proposed Table 1(b) amendments add acreage to residential square footage allowed in General Interchange within Planning District 18. Contact Rick Burris for direction regarding Table 1(b) changes at rburris@leegov.com or 239-533-8526.

   RESPONSE: Please see the revised Table 1(b) which has been modified as requested to add 9 acres to the commercial category within Planning District 18.

5. The application only provides a justification for commercial uses on the subject property. Provide data and analysis to demonstrate the current limitation on commercial uses is not sufficient to serve the area.

   RESPONSE: The proposed Text Amendment has been modified to address commercial uses in Southeast Lee County generally rather than limited to the subject property.

   Please also see the attached Southeast Lee County Market Study prepared by Residential Marketing Resources demonstrating demand for increased commercial uses in Southeast Lee County including along the Bonita Beach Road corridor, as well as a Southeast Lee Couty Trip Capture Analysis provided by TR Transportation Consultants.

6. Policy 17.3.2 requires "One public information...for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete." Information on the public meeting did not appear to be included in the resubmittal. Staff cannot deem the application sufficient until the meeting occurs.

   RESPONSE: A Neighborhood Information Meeting was held on July 28, 2025. Please see the attached Public Information Meeting Summary.

LEGAL DESCRIPTION COMMENTS

7. Sketch and Legal Description. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with state plane coordinate at the point of beginning and one at the opposing corner. The POB and opposing corner of the less and except parcel is not included on the sketch. The companion zoning case master concept plan states the less and except ROW will be vacated, which indicates a portion of that may be included with the subject property. Please clarify the vacation of the internal ROW.

   RESPONSE: Please see the attached revised legal description.

8. Staff comments for companion zoning application contain questions regarding the formal wetland determination. Answers to these questions will impact the mapping of the uplands/wetlands on the future land use map.

   RESPONSE: Acknowledged. The following has been provided in response to the comments on the companion zoning application:

   "An in-depth site inspection was conducted by SFWMD staff in 2024 and resulted in the updated FLUCFCS which is representative of current site conditions and indigenous habitat, and the site does not contain any jurisdictional wetlands. The most recent FLUCFCS (including exotic coverage designation) was agreed upon by District personnel and approved in the 2024 Jurisdictional Determination. Given that the SFWMD and the FDEP have the same authority under 62-340, F.A.C. to determine jurisdiction, the most recent delineation issued by the SFWMD would be valid and supersede the 2021 denial of exemption."

ENVIRONMENTAL COMMENTS

1. Please provide an integrated surface and groundwater model to support the request and analysis of 2.3.1 and 2.3.2 and 33.1.7. Please note that staff cannot evaluate the request without the model and model files. Please contact Staff for assistance in submitting the model files.

   RESPONSE: Please see the attached integrated surface and groundwater model provided by Weiler Engineering/Apex. The report can also be downloaded using this link: https://rviplanning.sharefile.com/public/share/web-saf9fb5d0744f402f93e2347c555ec10f

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 850-8525 or acrespo@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

ACrespo

Alexis Crespo, AICP
Vice President of Planning

Lee County Community Development

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Bonita Beach Rd CPD

Project Description: A request to amend Lee Plan Goal 33, Policies 1.4.5.2, 6.1.2, 33.2.2.1.d, 33.2.4.4.d and 33.2.5 (relocated to Policy 33.4.1); create new Objective 33.4 and Policy 33.4.2; and amend Table 1(b) to eliminate the 300,000 SF non-residential cap in the Southeast Lee County Planning Community.

State Review Process: ☐ State Coordinated Review ■ Expedited State Review ☐ Small-Scale Text*

***Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.**

APPLICANT – PLEASE NOTE:
A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

RECEIVED
OCT 23 2025
COMMUNITY DEVELOPMENT

1. **Name of Applicant:** Manna Christian Missions, Inc.
   Address: 10421 Pennsylvania Ave
   City, State, Zip: Bonita Springs, FL 34135
   Phone Number: (239) 571-9155 E-mail: mquinn9155@gmail.com

2. **Name of Contact:** Alexis Crespo, AICP
   Address: 28100 Bonita Grande Dr., Suite 305
   City, State, Zip: Bonita Springs, FL 34135
   Phone Number: (239) 405-7777 E-mail: acrespo@rviplanning.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. See attached Justification Narrative and Lee Plan Analysis Narrative.

4a. **Does the proposed change affect any of the following areas?**

If located in one of the following areas, provide an analysis of the change to the affected area.

- ☐ Public Acquisition [Map 1-D]
- ☐ Agricultural Overlay [Map 1-G]
- ☐ Airport Mitigation Lands [Map 1-D]
- ☐ Airport Noise Zones [Map 1-E]
- ☐ Southeast Lee County Residential Overlay [Map 2-D]
- ☐ Mixed Use Overlay [Map 1-C]
- ■ Community Planning Areas [Map 2-A]
- ☐ Urban Reserve [Map 1-D]
- ☐ Water-Dependent Overlay [Map 1-H]
- ☐ Private Recreational Facilities Overlay [Map 1-F]

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

☐ N/A	☐ Bayshore [Goal 18]	☐ Boca Grande [Goal 19]	☐ Buckingham [Goal 20]
☐ Caloosahatchee Shores [Goal 21]	☐ Olga [Goal 22]	☐ Captiva [Goal 23]	☐ Greater Pine Island [Goal 24]
☐ Lehigh Acres [Goal 25]	☐ North Captiva [Goal 26]	☐ NE Lee County [Goal 27]	☐ Alva [Goal 28]
☐ North Olga [Goal 29]	☐ North Fort Myers [Goal 30]	☐ Page Park [Goal 31]	☐ San Carlos Island [Goal 32]
■ Southeast Lee County [Goal 33]	☐ Tice [Goal 34]		

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. **Traffic Circulation Analysis**: Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon).

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, actions and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

MINIMUM SUBMITTAL ITEMS

■	Completed application (Exhibit – T1)
■	Filing Fee (Exhibit – T2)
■	Pre-Application Meeting (Exhibit – T3)
■	Proposed text changes (in strike through and underline format) (Exhibit – T4)
■	Analysis of impacts from proposed changes (Exhibit – T5)
■	Lee Plan Analysis (Exhibit – T6)
■	Environmental Impacts Analysis (Exhibit – T7)
■	Historic Resources Impacts Analysis (Exhibit – T8)
■	State Policy Plan Analysis (Exhibit – T9)
■	Strategic Regional Policy Plan Analysis (Exhibit – T10)

Lee County Community Development

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Bonita Beach Road CPD

Project Description: Amend the future land use category of a 14.28+/-acre property from Density Reduction/Groundwater Resource (DR/GR) and Conservation Lands - Wetlands to Suburban.The request is associated with companion Lee Plan Text Amendment (CPA2024-0001) to eliminate the 300,000 SF non-residential "cap" in the Southeast Lee County Planning Community.

Map(s) to Be Amended:

State Review Process: ☐ Small-Scale Review ☐ State Coordinated Review ■ Expedited State Review

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1. **Name of Applicant:** Manna Christian Missions, Inc.
   Address: 10421 Pennsylvania Avenue
   City, State, Zip: Bonita Springs, FL 34135
   Phone Number: (239) 5997-9155 E-mail: mquinn9155@gmail.com

RECEIVED
OCT 23 2025
COMMUNITY DEVELOPMENT

2. **Name of Contact:** RVi Planning + Landscape Architecture
   Address: 28100 Bonita Grande Drive
   City, State, Zip: Bonita Springs, FL 34135
   Phone Number: (239) 850-8525 E-mail: acrespo@rviplanning.com

3. **Owner(s) of Record:** Multiple - See Attached
   Address:
   City, State, Zip:
   Phone Number: E-mail:

4. **Property Location:**
   1. Site Address: 13140 - 13180 Bonita Beach Road & 13150 Snell Lane, Bonita Springs, FL 34135
   2. STRAP(s): 32-47-26-00-00001.0250; 32-47-26-00-00001.021C; 32-47-26-00-00001.021B; 32-47-26-00-00001.021A

5. **Property Information:**
   Total Acreage of Property: 14.28+/-acres Total Acreage Included in Request: 14.28+/-acre
   Total Uplands: 14.28 acres Total Wetlands: 0 acres Current Zoning: AG-2
   Current Future Land Use Category(ies): DR/GR; Conservation Lands - Wetlands
   Area in Each Future Land Use Category: Conservation Lands - Wetlands = 5.0 acres; DR/GR = 9.28 acres
   Existing Land Use: Vacant; Residential

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 1 DU Commercial Intensity: 0 SF Industrial Intensity: 0 SF

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 0 DU Commercial Intensity: 90,000 SF Industrial Intensity: 0 SF

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. **Traffic Circulation Analysis**: The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

    a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

        i. Total peak hour trip generation less than 50 total trip ends – trip generation.

        ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

        iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

    b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
    a. Sanitary Sewer
    b. Potable Water
    c. Surface Water/Drainage Basins
    d. Parks, Recreation, and Open Space
    e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

a Franchise Area, Basin, or District in which the property is located
b Current LOS, and LOS standard of facilities serving the site
c Projected 2030 LOS under existing designation
d Projected 2030 LOS under proposed designation
e Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
f Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long rangeimprovements
g Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

a. Fire protection with adequate response times
b. Emergency medical service (EMS) provisions
c. Law enforcement
d. Solid Waste
e. Mass Transit
f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

X	Completed Application (Exhibit – M1)
■	Disclosure of Interest (Exhibit – M2)
■	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
X	Existing Future Land Use Map (Exhibit – M4)
■	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
X	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
■	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
X	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
■	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
x	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
■	Proposed Amendments (Exhibit – M11)
x	Lee Plan Analysis (Exhibit – M12)
■	Environmental Impacts Analysis (Exhibit – M13)
■	Historic Resources Impact Analysis (Exhibit – M14)
x	Public Facilities Impacts Analysis (Exhibit – M15)
x	Traffic Circulation Analysis (Exhibit – M16)
■	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
■	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
x	State Policy Plan and Regional Policy Plan (Exhibit – M19)
x	Justification of Proposed Amendment (Exhibit – M20)
x	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

AFFIDAVIT

I, Michael Quinn, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

AJ

Signature of Applicant

10-21-25

Date

MICHAEL QUINN

Printed Name of Applicant

Authorized Representative/Managing Member of Manna Christian Missions, Inc., Olde Town Development, Inc., & Michael P. Quinn Trust

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ onlinenotarization on 10-21-25 BY MICHAEL QUINN (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

Rosario Cordova

Signature of Notary Public

ROSARIO CORDOVA
MY COMMISSION # HH 235980
EXPIRES: July 2, 2026

(Name typed, printed or stamped)

Proposed Lee Plan Text Amendments for Southeast Lee County Commercial

The proposed text amendments include revisions to Goal 33, Policies 1.4.5.2, 6.1.2, 33.2.2.1.d, 33.2.4.4.d and 33.2.5 (relocated to Policy 33.4.1) and creates new Objective 33.4 and Policy 33.4.2. The amendments are proposed to address the demonstrated need for additional commercial uses to support Southeast Lee County by replacing the commercial square footage limitations established by Policy 33.2.5 with appropriate review criteria to ensure continued protection of Southeast Lee County's natural resources. Proposed revisions shown in red.

POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. ~~Only minimal public facilities exist or are programmed.~~[1]

1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.

2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights. Commercial uses may only be permitted on properties in Southeast Lee County in accordance with Objective 33.4 and Policies 13.3.9, 33.4.1 and 33.4.2.

3. Private Recreational Facilities may be permitted in accordance with the site locational requirements and design standards, as further defined in Goal 13. No Private Recreational Facilities may occur within the DR/GR land use category without a rezoning to an appropriate Planned Development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 13.

(Ord. No. 91-19, 94-30, 99-16, 02-02,10-20, 12-24, 15-13, 18-18, 19-13, 20-06)

POLICY 6.1.2: Commercial development in non-urban future land use categories is limited to Minor Commercial except that:

- Neighborhood Commercial uses serving the Lee County Civic Center are permitted within one quarter mile of SR31 between North River Road and the Caloosahatchee River in the North Olga Community Planning Area and may be expanded to Community Commercial when approved as part of a Planned Development that is located at the intersection of two arterial roadways and has direct access to, or the ability to extend, existing water and sanitary sewer utilities.
- Neighborhood Commercial uses are permitted in the Southeast Lee County Planning District

[1] Ordinance 24-10 (CPA2023-00008 – Water Supply Plan Update)

as provided for in Objectives 13.3 and ~~33.2.5~~ 33.4 and Policies 13.3.9, 33.4.1 and 33.4.2.

Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs, and commercial marinas. Minor Commercial development must be located so that the retail use, including buildings and outdoor sales area, is located at the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) of arterial and collector roads or two collector roads with direct access to both intersecting roads. Direct access may be achieved with an internal access road to either intersecting road. On islands, without an intersecting network of collector and arterial roads, commercial development may be located at the intersection of local and collector, or local and arterial, or collector and collector roads. (Ord. No. 93-25, 94-30, 98-09, 99-15, 99-18, 00-22, 02-02, 03-02, 10-05, 10-16, 10-19, 10-40, 11-18, 16-07, 17-13, 19-25, 20-06)

GOAL 33: SOUTHEAST LEE COUNTY. Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, commercial uses as limited, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment. (Ord. No. 10-20, 19-13)

OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and ground water, wetlands, and wildlife habitat. (Ord. No. 10-19, 19-13)

POLICY 33.1.1: Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture. (Ord. No. 10-19, 15-13, 19-13)

POLICY 33.1.2: The DR/GR Priority Restoration Strategy consists of seven tiers of land where protection and/or restoration would be most critical to restore historic surface and groundwater levels and to connect existing corridors or conservation areas (see Map 1-D). Within these tiers, density incentives will be utilized as a mechanism to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species; with Tier 1 and Tier 2 being the most incentivized tiers. Lee County may consider amendments to this Overlay based on changes in public ownership, land use, new scientific data, and/or demands on natural resources. This Overlay does not restrict the use of the land. (Ord. No. 10-19, 19-13, 21-09)

POLICY 33.1.3: Pursue acquisition (partial or full interest) of land within the Tier 1 areas in the Priority Restoration Strategy Overlay through direct purchase; partnerships with other government agencies; long-term purchase agreements; right of first refusal contracts; land swaps; or other appropriate means to provide critical connections to conservation lands that serve as the backbone for water resource management and wildlife movement within Southeast Lee County. Tier 2 lands are of equal ecological and water resource importance as Tier 1 but have better potential to remain in productive agricultural use. Tier 3 lands and the southern two miles of Tiers 5, 6, and 7 can provide an important wildlife connection to conservation lands in Collier County and an anticipated regional habitat link to the Okaloacoochee Slough State Forest. Tiers 1, 2, 3, and the southern two miles of Tiers 5, 6, and 7 may qualify for unique development incentives outlined in Objectives 33.2 and 33.3 due to the property's potential for natural resource benefits and/or wildlife connections. Additionally, the County may consider incentives, within all tiers, for private landowners to improve water resources and natural ecosystems. (Ord. No. 10-19, 12-24, 19-13)

POLICY 33.1.4: Restoration of critical lands in Southeast Lee County is a long-term program that will progress in phases based on available funding, land ownership, and natural resource priority. On individual sites, restoration can be carried out in stages:

1. Initial restoration efforts would include techniques such as filling agricultural ditches and/or establishing control structures to restore the historic water levels as much as possible without adversely impacting nearby properties.

2. Future restoration efforts would include the eradication of invasive exotic vegetation and the reestablishment of appropriate native ecosystems based upon the restored hydrology.

(Ord. No. 10-19, 19-13)

POLICY 33.1.5: Lee County recognizes the importance of maintaining agricultural lands within Southeast Lee County for local food production, water conservation and storage, land conservation, wildlife habitat, and wetland restoration. The continued use of ever evolving agricultural best management practices will protect native soils and potentially improve the quantity and quality of water resources, allowing sustainable agriculture to be integrated into restoration planning for Southeast Lee County. (Ord. No. 10-19, 19-13)

POLICY 33.1.6: On existing farmland, the County will offer incentives to encourage the continuation of agricultural operations. Incentives will include the ability to concentrate all existing development rights while farming continues on the remainder of the tract; and, the ability to sever and sell all development rights while farming continues on the entire tract. Other incentives may be provided to agricultural operations that implement and maintain best management practices. Continued agricultural use may be a desirable long-term use even within land designated on the Priority Restoration Strategy Overlay as potentially eligible for protection (see Policy 9.1.7). (Ord. No. 10-19, 19-13)

POLICY 33.1.7: Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources. (Ord. No. 10-19, 19-13)

POLICY 33.1.8: The County supports a comprehensive and coordinated effort to manage water resources in a manner that includes the protection and restoration of natural systems within Southeast Lee County. (Ord. No. 10-19, 19-13)

OBJECTIVE 33.2: RESIDENTIAL AND MIXED-USE DEVELOPMENT. Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), and vacant properties with existing residential approvals that are inconsistent with the DR/GR future land use category (Improved Residential Communities). (Ord. No. 10-43, 12-24, 15-13, 19-13)

POLICY 33.2.1: Existing acreage subdivisions are shown on Map 2-D. These subdivisions should be protected from adverse external impacts. (Ord. No. 10-43, 17-13, 19-13)

POLICY 33.2.2: Map 2-D identifies future locations for Mixed-Use Communities where development rights can be concentrated from large Southeast Lee County tracts. The preferred pattern for residential development is to cluster density within Mixed-Use Communities along

existing roads and away from Future Limerock Mining areas.

1. Southeast Lee County Mixed-Use Communities must be concentrated from contiguous property owned under single ownership or control. Residential density is calculated from the upland and wetland acreage of the entire contiguous Southeast Lee County property. Increases in residential densities may be approved through incentives as specified in the LDC for permanent protection of indigenous native uplands on the contiguous tract (up to one extra dwelling unit allowed for each five acres of preserved or restored indigenous native uplands) and through the acquisition of TDUs from TDR sending areas within Southeast Lee County as provided in Objective 33.3.

    a. The maximum gross density is 5 dwelling units per acre of total land designated as a Mixed-Use Community when TDUs are used.

    b. Properties that concentrate development rights and/or use TDUs created from Southeast Lee County within the Mixed-Use Communities identified on Map 2-D will be allowed to develop using permitted uses and the property development regulations for the C-2A zoning district.

    c. Contiguous property under the same ownership may be developed as part of a Mixed-Use Community provided it does not extend more than 400 feet beyond the perimeter of the Mixed-Use Community as designated on Map 2-D.

    d. Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy ~~33.2.5~~ 33.4.1 ~~and will not exceed the allowable total square footage for commercial uses in Southeast Lee County~~.

2. Contiguous property adjacent to the Mixed-Use Community located within the Lehigh Acres Community Plan Area may sum allowable dwelling units for entire property. The resulting allowable dwelling units may be allocated across the project regardless of the underlying future land use category, provided:

    a. The project is developed as a Planned Development, and

    b. The project maintains 60% open space.

3. Central water and wastewater services are required to develop a Mixed-Use Community.
(Ord. No. 10-43, 12-24, 17-13, 19-13, 20-06, 23-24)

POLICY 33.2.3: Properties within Southeast Lee County that have existing approvals for residential development inconsistent with the current DR/GR or Wetlands density requirements, may have a negative impact on surface and sub-surface water resources, impact habitat, and may encroach on environmentally important land if developed consistent with the vested approvals. As an incentive to reduce these potential impacts, additional densities may be granted if strict criteria improving the adverse impacts are followed.

1. These properties may be designated on Map 2-D as "Improved Residential Communities," provided they meet all of the following requirements:
    a. Abut lands designated as future urban areas;
    b. Adjacent to and eligible for public water and sewer services;
    c. Can provide two direct accesses to an arterial roadway, and;
    d. Is not already designated on Lee Plan Map 2-D as an Existing Acreage Subdivision or a Mixed-Use Community.

2. In order to request an increase in density, the property must be rezoned to a Residential Planned Development (RPD) that demonstrates and is conditioned to provide the following:
   a. Reduced stress to the onsite potable aquifers and is more consistent with water resource goals of Lee County in Southeast Lee County than the existing development approvals.
   b. Increased conservation areas, relative to the existing approvals, with a restoration plan and long term maintenance commitment.
   c. Active and passive recreational amenities.
   d. Demonstrates a net benefit for water resources, relative to the existing approvals that demonstrates the following.
      (1) Lower irrigation demand.
      (2) Eliminates private irrigation wells
      (3) Protects Public wells by meeting or exceeding the requirements of the Well Field Protection Ordinance.
      (4) Uses Florida Friendly Landscaping with low irrigation requirements in common elements.
      (5) Connects to public water and sewer service, and must connect to reuse water when available.
      (6) Reduces impervious area relative to existing approvals improving opportunities for groundwater recharge.
      (7) Designed to accommodate existing or historic flow-ways.
   e. Includes an enhanced lake management plan, that addresses at a minimum the following issues:
      (1) Best management practices for fertilizers and pesticides
      (2) Erosion control and bank stabilization
      (3) Lake maintenance requirements
      (4) Public well field protection
   f. Indigenous Management Plans must address human-wildlife coexistence.

3. Properties meeting the above criteria and requirements may be permitted additional residential dwelling units in addition to the already existing approvals, but in no case in excess of three dwelling units per DR/GR upland acre. The application for Residential Planned Development must identify the source of the additional residential dwelling units from the criteria below. Approval of the rezoning will be conditioned to reflect the source of additional dwelling units:
   a. 2 dwelling units for every acre of offsite DR/GR property acquired for conservation purposes with the possibility of passive recreation activities.
   b. 2 dwelling units for every additional acre of offsite DR/GR property put under a conservation easement dedicated to Lee County.
   c. 1.5 dwelling units for every additional acre of onsite property put under a conservation easement.
   d. 1 dwelling unit for every acre of onsite restoration, subject to restoration plan approval as part of the planned development rezoning process.
   e. 2 dwelling units for every acre of non-isolated DR/GR preserved primary and secondary panther habitat.
   f. 2 dwelling units for every acre of protected onsite wetlands connected to a regionally significant flow-way identified in the Lee Plan.
   g. 1 dwelling unit for every $8,500 (the current estimated cost to purchase an acre of Southeast DR/GR land) the applicant provides to the County to extinguish density on other Southeast DR/GR parcels.
   h. 1 dwelling unit for every $8,500 the applicant provides to the County to construct a planned large mammal roadway crossing in the Southeast DR/GR area.

   The improvements or acquisition of properties serve to mitigate impacts of the increased density. Future "Improved Residential Communities" proposed to be added to Map 2-D must provide a reanalysis of the cost to purchase one acre of DR/GR property if criteria g. or h. are

used to account for the increased density.
(Ord. No. 12-24, 17-13, 19-13)

POLICY 33.2.4: Lands that provide a significant regional hydrological and wildlife connection have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. These lands, located along Corkscrew and Alico Roads, can provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat connections between existing CREW and Lee County properties. As an incentive to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species additional densities and commercial uses may be granted if the project is found consistent with and demonstrates through a planned development rezoning the following:

1. These lands are within the "Environmental Enhancement and Preservation Communities" Overlay as designated on Map 2-D of the Plan. Lands eligible for designation on the Environmental Enhancement and Preservation Communities Overlay must be consistent with the criteria below:
   - Provide significant regional hydrological and wildlife connections and have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats; and
   - Be located west of or abutting the eastern border[2] of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract) and within one mile north or south of Corkscrew Road. Properties with frontage on Corkscrew Road designated as Tier 1 Priority Restoration Area may extend the Overlay an additional mile south to include contiguous Tier 1 properties where the extension will result in regional environmental benefits by connecting protected habitat north of Corkscrew Road to land in Collier County used for conservation purposes; or,
   - Be located west of the intersection of Alico Road and Corkscrew Road, north of Corkscrew Road and south of Alico Road.

2. The property is rezoned to a planned development that meets the following:
   a. Planned development must include a minimum of 60% open space, not including previously mined lakes, which will be used to accommodate the following:
      1. Restore and accommodate existing and historic regional flow-ways where they currently or previously existed;
      2. Restore and accommodate existing and historic groundwater levels;
      3. Restore and preserve wetlands;
      4. Restore and preserve indigenous upland habitats;
      5. Provide critical wildlife connections to adjacent conservation areas; and
      6. Provide 100' foot buffer along Corkscrew Road East of Alico Road.
   b. Includes an enhanced lake management plan, that:
      1. Applies best management practices for fertilizers and pesticides;
      2. Provides erosion control and bank stabilization; and
      3. Establishes lake maintenance requirements.
   c. Develop a site specific ecological and hydrological restoration plan which includes at a minimum the following: preliminary excavation and grading plans, analysis of hydrological improvements and water budget narrative, replanting plan, habitat restoration plan, success criteria, long term monitoring and maintenance.
   d. Preservation areas must be platted in separate tracts and dedicated to an appropriate maintenance entity. For projects larger than 1,000 acres a CDD or a master home owners association must be created that will accept responsibility for perpetually maintaining the preservation requirements identified in the planned development, prior to issuance of

[2] CPA2024-00012 – Corkscrew 80 Pending Revision

certificate of compliance (CC) for first local development order.

e. Record a Conservation Easement for a minimum of 55% of the planned development, not including previously mined lakes, to be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights. All Conservation Easements required as part of the planned development must be recorded within 5 years from first development order approval.
f. Indigenous management plans must address human-wildlife coexistence.
g. Uses Florida Friendly Landscaping with low irrigation requirements in common elements.
h. The stormwater management system must demonstrate through design or other means that water leaving the development meets state and federal water quality standards. The developer must obtain authorization from the Division of Natural Resources prior to discharge of stormwater from the development into the County's MS4 system directly or indirectly.
i. Irrigation and fertilizers (or other chemicals) for agricultural purposes must be entirely eliminated at time of first development order approval for row crops and no later than 5 years from first development order approval for citrus groves. If cessation of citrus groves is to be phased, a phasing plan provided at the time of zoning must demonstrate regional environmental benefits, including but not limited to regional or historic surface water and wildlife connections, occurring with the first phase of development.
j. Protects public wells through compliance with the requirements of the Well Field Protection Ordinance.
k. Each planned development within the Overlay will be required to mitigate the traffic impacts of the planned development and provide its proportionate share of the needed roadway improvements in accordance with Administrative Code (AC) 13-16. The proportionate share amount can be offset, in accordance with AC 13-16, by the dedication of needed right-of-way or the construction of improvements that would measurably lessen the need for roadway improvements, or by payment of impact fees, or use of impact fee credits, or as otherwise set forth in a written agreement between Lee County and the Developer. Prior to a final determination of a Project's proportionate share amount, compliance may be met through an enforceable instrument that obligates the property owners within a planned development to pay the Project's proportionate share, with said instrument being recorded prior to the issuance of any development order. For the developments known as WildBlue (CPA2014-00004) and Corkscrew Farms (CPA2015-00001) if the instrument is recorded prior to the final determination of the proportionate share amount, the proportionate share payment may not exceed $1,600 per unit above the road impact fee amount.
l. Connect to public water and sewer service. Connect to reuse water if available at time of development order approval.
m. Obtain written verification as to adequate public services for the planned development, from the sheriff, EMS, fire district, and Lee County School District.
n. Demonstrate that the planned development will not result in significant detrimental impacts on present or future water resources.

3. In recognition of the preservation, enhancement, and protection of regional flow-ways and natural habitat corridors, the interconnection with existing off-site conservation areas, and the significant enhancement, preservation and protection of these lands, additional density may be approved through planned developments meeting the criteria and requirements outlined above as follows:
   a. Tier 1 lands within the Priority Restoration Strategy will be permitted a maximum density of 1 unit per acre.
   b. Tier 2 lands within the Priority Restoration Strategy will be permitted a maximum density of 1 unit per 2 acres.
   c. Other lands within the Environmental Enhancement and Preservation Overlay, outside of Tier 1 and Tier 2, meeting the requirements above will be permitted a maximum density of

1 unit per 3 acres.

d. Density in the Environmental Enhancement and Preservation Overlay will be based upon the acreage of the entire planned development (i.e. all areas within the boundary of the planned development whether uplands, wetlands, or lakes).

e. Additional dwelling units may be approved in the planned development by using any combination of the following:

1) Utilize the Southeast Lee County TDR program to transfer dwelling units from Southeast Lee County lands located outside of the planned development pursuant to Policy 33.3.2.

2) Provide all of the following as part of the planned development for a density increase of up to 15%:

i. A minimum of 65% open space, not including previously mined lakes; and

ii. Significant regional hydrological connections that further Lee County's flood mitigation and flow-way restoration efforts by providing:

a. Physical surface water connections to allow surface water to flow to and from adjacent properties and off-site flow-ways (to be considered site-related improvements); and

b. Enhanced on-site surface water storage and flood attenuation.

4. Commercial uses may be approved as part of a mixed use planned development if the project is found consistent with all of the following:

a. The project is a minimum of 2,000 acres;

b. The project consists of both residential and commercial development and meets the minimum requirements of this policy;

c. Wetlands may not be impacted by the commercial development area;

d. The project will be consistent with Policy ~~33.2.5~~ 33.4.1 ~~and will not exceed the allowable total square footage for commercial uses in Southeast Lee County~~;

e. Commercial uses and maximum floor area is limited to Neighborhood Commercial, as defined, and must not include any of the following uses: auto parts stores, lawn and garden supply stores, fuel pump stations, drycleaners (on-site), or any other use that is not compatible with protecting Southeast Lee County's environment;

f. Commercial development within the 6-month, 1-year, 5-year, or 10-year travel zones of the Wellfield Protection Ordinance must provide a total of 1½ -inches of treatment, ½ -inch of which must be completed via dry pretreatment, at a minimum. The entire commercial portion of the project will be considered to be within the most restrictive wellfield protection zone as provided in the Wellfield Protection Ordinance. Ground water quality monitoring well(s) for the Surficial Aquifer System must be provided and located between Lee County's nearest production well(s) and the commercial development; and

g. The human-wildlife coexistence plan required by subsection 2.f. of this policy must include a commercial component that at a minimum provides for bear-proof refuse containers, below ground grease traps, and prevents light spillage onto adjacent preserve areas.

(Ord. No. 15-13, 15-14, 17-13, 17-24, 19-13, 20-06, 21-09)

~~**POLICY 33.2.5:** Commercial uses may only be permitted if incorporated into a Mixed Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 2-D. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet. (Ord. No. 19-13, 20-06)~~[3]

OBJECTIVE 33.3: SOUTHEAST LEE COUNTY TRANSFER OF DEVELOPMENT RIGHTS (Southeast Lee County TDR) PROGRAM. To protect water resources and natural habitat of Southeast Lee County, Lee County may incorporate Southeast Lee County's purchase and transfer of

[3] Revised and relocated to Policy 33.4.1

development rights programs into the LDC. (Ord. No. 17-13, 19-13)

POLICY 33.3.1 The new programs may create incentives for property owners within Southeast Lee County to transfer development rights associated with their parcels to receiving lands outside the planning community; or, residential areas identified on Map 2-D; Southeast DR/GR Residential Overlay as specified in Policy 33.3.2. (Ord. No. 17-13, 19-13)

POLICY 33.3.2: The Southeast Lee County TDR program will have the following characteristics:

1. Creation of Transferable Development Units (Southeast Lee County TDUs).
   a. Up to one Southeast Lee County TDU may be created per five acres of preserved or indigenous wetlands.
   b. Up to two Southeast Lee County TDUs may be created from a single-family lot or parcel designated as wetlands that holds an affirmative Minimum Use Determination pursuant to Chapter XIII.
   c. Southeast Lee County TDU credits may be established from DR/GR designated lands as follows:
      1) Up to one Southeast Lee County TDU may be created for each ten upland acres encumbered by an agricultural easement.
      2) Up to one Southeast Lee County TDU may be created for each 5 upland acres with indigenous native or restored native vegetation encumbered by a conservation easement.
      3) For each Southeast Lee County TDU credit allowed by c.1) or c.2) above, up to two extra TDU credits may be created if the sending area land is designated as Tier 1, Tier 2, Tier 3, or the southerly two miles of Tiers 5, 6 and 7 in the Priority Restoration Strategy (Map 1-D).

2. Receiving area density and intensity equivalents of Southeast Lee County TDUs.
   a. In Mixed-Use Communities in Southeast Lee County identified on Map 2-D, each Southeast Lee County TDU credit may be redeemed for a maximum of one dwelling unit plus a maximum of 800 square feet of non-residential floor area.
   b. In Improved Residential Communities in Southeast Lee County identified on Map 2-D, each Southeast Lee County TDU credit may be redeemed for a maximum of one dwelling unit.
   c. In Rural Golf Course Communities in Southeast Lee County identified on Map 2-D, each Southeast Lee County TDU credit may be redeemed for a maximum of one dwelling unit or two bed and breakfast bedrooms.
   d. In Environmental Enhancement and Preservation Communities identified on Map 2-D, each Southeast Lee County TDU credit may be redeemed for a maximum of one dwelling unit per 10 acres using credits from DR/GR sending areas and a maximum of one dwelling unit per 20 acres using credits from wetland sending areas.
   e. No more than 2,000 dwelling units may be placed on receiving parcels identified in subsections a. through d. above using the Southeast Lee County TDR program.
   f. In the Intensive Development, Central Urban, Urban Community, or General Interchange future land use categories outside of Southeast Lee County, each Southeast Lee County TDU may be redeemed for up to two dwelling units. Southeast Lee County TDUs may not be redeemed for non-residential floor area in these future urban areas.

3. The LDC may include regulations that permit the County to evaluate the effectiveness of the Southeast Lee County TDR program and make changes that may further condition or restrict the use of Southeast Lee County TDUs.

(Ord. No. 17-13, 18-05, 19-13, 19-26, 20-06)

POLICY 33.3.3: The County will administer the TDR program and develop a forum to disseminate

program information and records. The forum may include a TDR program website that provides general program information, rules and guidelines; TDU administrative determination application; County-approved form of conservation easement; certified TDU database with ownership information; and, TDU clearinghouse for individuals that request to be included within the TDU clearinghouse program. (Ord. No. 17-13, 19-13)

OBJECTIVE 33.4: COMMERCIAL USES. Provide adequate commercial uses to serve the Southeast Lee County community plan area while protecting natural resources and reducing trip lengths.

POLICY 33.4.1: Commercial uses on Corkscrew Road may be permitted consistent with Policy 13.3.9 or if incorporated into a Mixed-Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 2-D if compliance with the established review criteria for each Community is demonstrated.

POLICY 33.4.2 Commercial uses may also be permitted consistent with Policy 13.3.9, within a Mixed-Use Community depicted on Map 2-D if compliance with the established review criteria is demonstrated, or if located with direct frontage on an arterial roadway within one quarter mile of an intersection with an arterial or collector roadway. Property shall be approved for the development of commercial uses if the project is found consistent with and demonstrates through a planned development rezoning all of the following review criteria:

1. Development shall provide connection to public water and sewer services.
2. Development shall be designed to minimize impacts to wetlands by limiting impacts to public facilities such as stormwater retention/detention, accessways and limited parking. Buildings and structures are prohibited in wetlands unless otherwise redesignated to uplands through state environmental permitting pursuant to Policy 124.1.2.
3. Commercial uses shall not include any of the following uses: auto parts stores, lawn and garden supply stores, fuel pump stations, drycleaners (on-site), or any other use that is not compatible with protecting Southeast Lee County's environment.
4. Provide a total of 1 ½ - inches of treatment, a ½ - inch of which must be completed via dry pretreatment. Dry and wet treatment must be located outside of the 6-month travel zone.
5. Ground water quality monitoring well(s) for the Surficial Aquifer System are provided and located between Lee County's nearest production well(s) and the development.
6. Flowway connection(s) are provided for all surface water discharge to adjacent Conservation Lands, where practicable.
7. Human-wildlife coexistence plan that at a minimum provides for bear-proof refuse containers, below ground grease traps, and prevents light spillage onto adjacent preserve areas.
8. The entire development is consistent with the most restrictive wellfield protection zone as provided in the Wellfield Protection Ordinance.

TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category		Unincorporated County	Planning District								
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,729	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,601	813	453	-	475	-	-	-	-	-	150
	Suburban	14,871	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,652	38	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,787	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	135	-	-	-	-	-	-	-	-	-	35
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,075	1,115	-	-	-	-	-	-	-	-	960
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,564	2,230	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		82,675	4,482	457	-	4,270	1,002	24	598	548	-	1,406
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,788	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations												
Public		120,279	14,219	622	-	4,864	7,323	6	2,340	583	-	9,689
Active AG		21,889	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,658	5,500	-	-	615	100	-	-	-	-	465
Conservation		87,756	2,468	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,562	1,294	28	-	733	766	8	103	17	-	88
Total		366,523	33,793	1,460	-	12,635	12,504	129	4,831	2,539	-	17,206
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,566

April 2024 (Ord. No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09, 23-02, 23-03, 23-11, 23-17, 23-24, 23-27)

TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	7	656	32	-	3,113	-	7,233	-	2,225	-	-	-
	Urban Community	-	978	1,207	-	863	540	17,000	-	7	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,345	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	396	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	55	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,733 ~~4,742~~	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,971	4,651	3,926	-	5,982	3,322	24,277	4,805	9,992	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	127 ~~118~~	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations													
Public		3,214	4,898	6,375	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	11,945	90	630	4	550
Passive AG		3	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	245	-	4	2,200	14,967	2,400	1,228	850	130	1,425
Total		8,221	20,375	14,114	-	14,658	29,047	61,791	81,003	24,649	10,685	2,362	14,522
Population Distribution (unincorporated Lee County)		14,723	44,132	53,974	-	76,582	13,431	161,031	18,538	110,722	5,951	741	8,653

April 2024 (Ord. No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09, 23-02, 23-03, 23-11, 23-17, 23-24, 23-27)

Bonita Beach CPD Map Amendment
Justification of Proposed Amendment
Exhibit M19

The Bonita Beach property ("Property") comprises 12.1± acres and is located in the northeast quadrant of the intersection of Bonita Beach Road and Bonita Grande Drive and Rattlesnake Hammock Road. The property is located within Southeast Lee County Community Planning area and is in unincorporated Lee County, Florida.

I. Request

Manna Christian Missions, Inc ("Applicant") requests approval of a Small-Scale Comprehensive Plan Amendment to change the future Land Use Category (FLUC) of 12.1± acres of the Property from Conservation Lands-wetlands; Density Reduction/Groundwater Resource; and Wetlands to General Interchange.

The proposed map changes include changing the Future Land Use Category (FLUC) of the Property from Conservation Lands-wetlands, Density Reduction/Groundwater Resource (DR/GR), and Wetlands to General Interchange. A companion text amendment modifies Lee Plan Policy 33.2.5 to indicate that the limitation on overall commercial square footage in the Southeast Lee County Planning District does not apply to commercial uses along Bonita Beach Road and Table 1(b) is modified to add the commercial area to the Southeast Lee County Planning District.

The Applicant has also filed a companion rezoning request for the Property. The proposed CPD will include up to 60,000 square feet of commercial retail uses with accessory uses and supportive infrastructure. The maximum height is 75 feet. The Property will also connect to the Bonita Springs Utilities (BSU), for central water and sanitary sewer service.

II. Existing Conditions & Property History

The Bonita Beach Rd CPD property ("Property") comprises 12.1± acres and is located in the northeast quadrant of the intersection of Bonita Beach Rd. and Bonita Grande Dr., approximately 600 feet from Bonita Grande Dr. and includes frontage along Snell Ln. to the north of the Property.

The western portion of the Property is currently vacant with existing vegetation. The eastern portion of the property includes a residential structure fronting Bonita Springs Road. The Property is not located within the Coastal High Hazard Area nor any Archaeological Sensitivity Areas.

III. Surrounding Land Use Pattern

The Property is located along an existing suburban corridor within Lee County and abutting the City of Bonita Springs, which includes a mix of residential, commercial, mixed-use, and public land uses.

The surrounding land use pattern consists of public rights-of-way and residential development to the south, low-density single-family residential dwellings, public uses, and vacant lands to the north, and east, and a future multi-family residential development to the west. A commercial plaza is also located on the southwest quadrant of Bonita Beach Rd. and Bonita Grande Drive.

Lands in the immediate area are designated Density Reduction / Groundwater Resource; and Wetlands to north and east of the Property. To the west, lands are designated as General Interchange and Wetlands.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Density Reduction / Groundwater Resource; and Wetlands	AG-2 (Agricultural)	Single-family residential homes, Vacant Lands
SOUTH	Moderate Density-Mixed Use/Planned Development (Bonita Springs)	Residential Planned Development (Bonita Springs)	Right-of-way (Bonita Beach Road, Single-family residential development with Golf Courses (Bonita Springs)
EAST	Density Reduction / Groundwater Resource; and Wetlands	AG-2 (Agricultural)	Single-family residential homes, Vacant Lands
WEST	General Interchange / Wetlands	RPD (Residential Planned Development)	Future Residential Planned Development

IV. Public Infrastructure

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed commercial uses.

The Property will connect to Bonita Springs Utilities for central water and sanitary sewer service and a letter indicating adequate capacity to serve the project for potable water and sanitary sewer service is attached (Exhibit M17).

The Property has frontage and access to Bonita Beach Road, a state maintained arterial corridor connecting the east and west coasts of the state. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. (Exhibit M15). There are adequate community facilities and services in the immediate vicinity of the project, including Fire, Law Enforcement, and EMS,.

Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit M14, M16 & M17) for a complete description of available infrastructure and services to support the amendment request.

V. Request Justification

The Property is located in the northeastern quadrant of the intersection of Bonita Beach Rd. and Bonita Grande Dr. This area of the County and the immediate adjacent areas within the City of Bonita Springs have been developing for many years and includes significant residential and limited non-residential uses. Furthermore, Logan Blvd. was recently extended to the Lee/Collier County boundaries and has resulted in this corridor becoming a significant transportation alternative to I-75. Additionally, several residential developments have been approved over the past ten years with insubstantial commercial square footage as shown below:

Development	Site Acreage	Unit Count	Density	Commercial Approval	Approved
Worthington RPD	327.63	799	2.44 du/ac	N/A	06-14-2004
Palmira RPD/CPD	628.88	1,299	2.07 du/ac	37,000 sq ft	02-26-2013
Village Walk of Bonita Springs	652.91	1,999	3.06 du/ac	30,000 sq ft	07-08-2004
Bonita Beach Road Estates RDP (aka Reserve at Silverstone and Valencia Bonita)	504.35	1,200	2.38 du/ac	30,000 sq ft	07-20-2017
Bonita Beach Golf Club RPD (Bonita National)	500.23	1,460 (726 SF + 734 MF)	2.92 du/ac	50,000 sq ft	04-26-2013

As a result, this change is necessary to reflect that the subject property is not located within a rural portion of the Southeast Lee County Planning District and will no longer be within the DR/GR FLUC.

The northeastern quadrant of this intersection, including the properties immediately adjacent to the west of the subject property, is currently designated as the General Interchange FLUC. As demand for non-residential development which serves the traveling public increases through continued development and the expansion of transportation corridors, the designation of the subject property as General Interchange will improve access to commercial uses and better serve the residents of Lee County and Bonita Springs located to the east of I-75.

The attached environmental data and hydrological report demonstrate that the subject property does not function as a groundwater resource and should be redesignated to better serve the surrounding community.

IX. Conclusion

The Property is located in an area of the County which has been developing for many years as an urban corridor and now includes significant residential and non-residential uses in the surrounding area. Additionally, due in part to the extension of Logan Blvd., the property is now located an important inter-county transportation corridor which is used as an alternative to I-75.

As demand for non-residential development which serves the traveling public increases through continued development and the expansion of transportation corridors, the designation of the subject property as General Interchange and approval of the proposed Lee Plan Text amendment will improve access to commercial uses and better serve the residents of Lee County and Bonita Springs located to the east of I-75.

For these reasons, the Applicant respectfully requests approval of this Lee Plan amendment as proposed.

Bonita Beach Rd CPD Lee Plan Amendment

Lee Plan Analysis & State and Regional Policy Plan Exhibits T6, T9, T10, M11 & M18

REVISED October 2025

I. Lee Plan Analysis

The following is an analysis of how the proposed amendment is consistent with the goals, policies, and objectives of the Lee Plan. Proposed Text Amendment Language is shown in strikethrough underline within the provided goals, objectives and policies.

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

The Property is appropriate for redesignation to the Suburban Future Land Use Category (FLUC) and complies with Policy 1.1.5. The Property is located in the northeastern quadrant of the intersection of Bonita Beach Rd. and Bonita Grande Dr. This area of the County and the immediate adjacent areas within the City of Bonita Springs have been developing for many years and includes significant residential and limited non-residential uses. Furthermore, Logan Blvd. was recently extended to the Lee/Collier County boundaries and has resulted in this corridor becoming a significant transportation alternative to I-75.

The northeastern quadrant of this intersection, including the properties immediately adjacent to the west of the subject property, is currently designated as the General Interchange FLUC. As demand for non-residential development which serves the traveling public increases through continued development and the expansion of transportation corridors, the designation of the subject property as Suburban will improve access to commercial uses and better serve the residents of Lee County and Bonita Springs located to the east of I-75 and provide a transition between the General Interchange lands to the west and the DR/GR designated lands to the east.

The companion zoning request is limited to a maximum of 90,000 square feet of commercial uses which is consistent with the future land use category. Therefore, it

is more appropriate to designate the subject property as Suburban to reflect and better serve the existing and planned development in this area of the County and provide for the extension of the abutting future land use category.

POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers.

1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.

2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights. Commercial uses may only be permitted on properties in Southeast Lee County in accordance with Objective 33.4 and Policies 13.3.9, 33.4.1 and 33.4.2.

The DR/GR FLU category was created as part of the 1990 Stipulated Settlement Agreement between Lee County and the Florida Department of Community Affairs with the goal of protecting Lee County's water resources such as aquifers for public water supply. The DR/GR lands in Southeast Lee County were described as most non-urban land east of I-75, southeast of the airport, and south of S.R. 82. The subject property was included in the DR/GR because it was located in non-urban lands, east of I-75 and south of S.R. 82; however, the designation did not take into account site specific characteristics of properties. Since that time, several properties have been redesignated from DR/GR to more appropriate FLU categories due to specific property characteristics, updated available data and changing conditions. The subject property has physically different characteristics from typical properties designated DR/GR and does not meet the intent of the goal of providing recharge to the aquifers in its current land use and zoning designations.

The proposed commercial development is limited to uplands. A Jurisdictional Determination is attached confirming there are no wetlands on site. Additionally, as demonstrated in the attached environmental and hydrogeological analyses, the Property does not provide substantial recharge to aquifers suitable for future wellfield

development. Irrigation water supplies for the project will include the stormwater management system and the Lower Tamiami Aquifer underlying the site. The surface water management system will provide improvements to surface water quality and attenuation. The surrounding area also includes public facilities available to serve the development. As a result, the submitted Water Resources Report demonstrates the redesignation of the Property will not negatively affect surface and groundwater levels.

The submitted Stormwater Management System Report provides modeling and demonstrates there are no significant impacts to the groundwater due to this proposed project and that the maximum stages of the surrounding waterbodies are not impacted by these improvements.

POLICY 1.4.6: Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the Future Land Use Map. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation Lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas, and well fields. Conservation 20/20 lands designated as conservation are also subject to more stringent use provisions of the 20/20 Program or 20/20 ordinances.

The Property includes approximately 5± acres of Conservation Lands Wetland FLUC designated lands. However, the property is disconnected from other conservation lands and does not include any wetlands. It is therefore appropriate to change the current FLUC designation to Suburban with the development's preserve area located within the current Conservation Lands-wetlands FLUC designated parcel.

In 2002, when the Property was owned by the South Florida Water Management District (SFWMD), Lee County approved Comprehensive Plan Amendment CPA2002-08 to adopt a new FLUC called Conservation Lands to depict the use of lands for conservation purposes within the County. This amendment also served to re-designate the subject parcel from Wetlands FLUC to the Conservation Lands

Wetlands category as it was publicly owned at the time. In 2014, Ms. Pol acquired the subject property from the SFWMD with the intent of developing the parcel with one (1) single-family detached residence.

The property is currently Conservation Lands Wetland FLUC; according to the uses above, it only supports public buildings and facilities. Furthermore, this property is under private ownership which is not allowed or appropriate for the current FLUC, making the Future Land Use Map Amendment of this parcel appropriate. The companion rezoning application includes an MCP which keeps this area in preservation, except for an emergency access drive.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

Although approximately 5.2± acres are currently designated Wetlands FLUC, the attached jurisdictional determination identifies that no wetlands and only 0.08 acres of OSW were identified on the property. It is therefore appropriate to change the current FLUC designation to Suburban.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

1. For each Planning District the County will maintain a parcel based database of existing land use.

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.

3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted.

The request includes an amendment to Lee Plan Table 1(b) to add the commercial area associated with this project.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The Lee Plan Amendment and companion zoning requests will allow for a compact development pattern in an important transportation corridor with existing and planned residential developments and proximate to commercial uses.

The attached environmental data and Water Resources Report demonstrate that the subject property does not function as a groundwater resource and should be redesignated to better serve the surrounding community while facilitating improvement through enhanced stormwater management and recharge of groundwater to the Water Table Aquifer which provides a high level of protection, preservation, and enhancement of groundwater resources. The proposed development makes efficient use of existing public services and infrastructure is available to serve the property and the development is directly adjacent to existing development.

Furthermore, the companion zoning request ensures open space and indigenous preservation conserves natural resources consistent with requirements in the Land Development Code. Therefore, the request is consistent with this objective.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

The Property is contiguous to developed or developing properties along Bonita Beach Rd. and at the intersection with Bonita Grande Dr., representing logical and efficient growth within the corridor adjacent to the City of Bonita Springs. The attached letters of availability demonstrate there is sufficient capacity in all regulatory LOS facilities to provide public services to support the proposed intensity. Additionally, the attached Public Infrastructure Map demonstrates the Property is in the vicinity of adequate public facilities and public investment. Therefore, the proposed amendment and rezoning fully comply with the above policy's intent to direct new growth to areas of the County where adequate public facilities exist or are assured and where compact development patterns can be created.

POLICY 2.3.1: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9 and all land in

the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.

The submitted Water Resources Report concludes that this request affords a unique opportunity to improve this hydrologically impacted site through enhanced stormwater management and recharge of groundwater to the Water Table Aquifer which provides a high level of protection, preservation, and enhancement of groundwater resources. These benefits would not be achievable without this application which furthers Lee County's goals and objectives for Southeast Lee County. The submitted Stormwater Management System Report demonstrates there are no significant impacts to the groundwater due to this proposed project and that the maximum stages of the surrounding waterbodies are not impacted by these improvements. The request is consistent with Policy 2.3.1.

POLICY 2.3.2: Future Land Use Map amendments to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the County. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in Ch. 163, Part II, Fla. Stat., the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:

1. analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,

2. identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,

3. present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and

4. supply data and analysis specifically addressing urban sprawl. During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them.

The attached Water Resources Report provides information regarding the availability of irrigation and domestic water resources. The report indicates that the property has been cut off from regional surface water flows and is disconnected and isolated from

the Corkscrew Swamp Regional Ecosystem Watershed (CREW) and primary DR/GR area.

The submitted Water Resources Report concludes that this request affords a unique opportunity to improve this hydrologically impacted site through enhanced stormwater management and recharge of groundwater to the Water Table Aquifer which provides a high level of protection, preservation, and enhancement of groundwater resources. These benefits would not be achievable without this application which furthers Lee County's goals and objectives for Southeast Lee County.

The submitted Stormwater Management System Report provides modeling and demonstrates there are no significant impacts to the groundwater due to this proposed project and that the maximum stages of the surrounding waterbodies are not impacted by these improvements.

As demonstrated in the submitted Water Resources Report, irrigation water for the Project will be developed from a combination of stormwater harvesting of the Project's stormwater management system with supplements from a Lower Tamiami Aquifer underlying the site. Neither of the proposed irrigation water sources are currently used or projected to be used by Bonita Springs Utilities, Lee County Utilities, or any other major water user in the area. The proposed irrigation water use meets all conditions for water use permitting with SFWMD including impacts to the aquifer system, the environment, or existing legal users. The request will not impact the current or future public water resources.

The Hydrogeology and Environmental reports demonstrate that the proposed development will not have an adverse impact on natural resources and ecosystems. The amendment extends the existing FLUM category to which it abuts and does not require the extension of public infrastructure to serve the development to a rural area. Attached letters of availability demonstrate availability of public services. The Bonita Beach Road Corridor includes extensive development and the development of the property with commercial uses maximizes public investment in existing public infrastructure. The companion rezoning complies with the open space and indigenous vegetation preservation requirements in the LDC. Finally, the proposed amendment is not urban sprawl as it provides commercial square footage in an appropriate area where surrounding lands have been developed with a variety of residential, commercial, and mixed-use development and provides an appropriate transition to the DR/GR lands to the east. The request is consistent with Policy 2.3.2.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

STANDARD 4.1.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).
2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4- A), then the development must be connected to that utility.
3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.
4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.

The Property is located within the Bonita Springs Utilities Service Area for water service and the companion rezone application includes a maximum of 90,000 square feet of commercial uses. Therefore, the Property is required to connect to the public water system.

A letter of availability dated June 26, 2024 was provided by Bonita Springs Utilities identifying the facility's capacity for the development of projected water and sewer demand.

The proposed waterline extensions shall be designed to meet minimum fire flows and provide adequate domestic service water flows as required by the Florida Administrative Code. The request is consistent with Standard 4.1.1.

STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.
2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.

The Property is located within the Bonita Springs Utilities Service Area for sewer service and the companion rezone application includes a maximum of

90,000 square feet of commercial uses which generates more than 5,000 gallons of sewage per day. Therefore, the Property is required to connect to the sanitary sewer system.

A letter of availability dated June 26, 2024 was provided by Bonita Springs Utilities identifying the facility's capacity for the development of projected water and sewer demand. The request is consistent with Standard 4.1.2.

STANDARD 4.14: ENVIRONMENTAL FACTORS.

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site

3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

An environmental assessment is attached in compliance with this policy. The companion rezoning includes a proposed MCP which locates preserves and water management in the rear of the parcel, in order to integrate preserve and open space areas into surrounding natural resources and consolidate development areas adjacent to Bonita Beach Road. The location of the property being adjacent to existing development minimizes the need for expansion of street and utility improvements.

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the County.

OBJECTIVE 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

1. Traffic and access impacts (rezoning and development orders);

The attached Traffic Impacts Analysis demonstrates no impacts to the surrounding transportation system. The companion zoning request

includes a deviation related to the minimum number of access points in order to minimize impacts to Snell Lane.

The submitted Trip Capture Analysis demonstrates that the text amendments will result in significantly higher trip capture, accommodate expected population growth, improve overall traffic efficiency, and is both necessary and beneficial from a transportation planning perspective.

3. Screening and buffering (Planned Development rezoning and development orders);

The companion zoning request also identifies required buffers in compliance with the Land Development Code, including a 30-foot Type "F" buffer where required by LDC Section 10-416(C)(6).

4. Availability and adequacy of services and facilities (rezoning and development orders);

The attached analysis of impacts of the proposed changes (Exhibit T4, M14 & M16) demonstrates no impacts resulting from the request. Letters of availability demonstrate availability and adequacy of services and facilities serving the property.

5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The companion zoning request ensures there are no impacts on adjacent land uses and surrounding neighborhoods by limiting development areas to the portion of the property adjacent to Bonita Beach Rd. and provides preservation areas, buffers, and setbacks to surrounding properties in compliance with the Land Development Code.

6. Proximity to other similar centers (rezoning); and

The subject property is immediately abutting properties designated as general interchange along the western property boundary. In the western quadrants of the intersection of Bonita Beach Rd. and Bonita Grande Dr., there is an existing commercial shopping center and a recently approved mixed-use development in the northwestern quadrant.

7. Environmental considerations (rezoning and development orders).

The environmental analysis provided by Turrell, Hall & Associates demonstrates that there are no wetlands on the property and no protected

or endangered species were observed on site. The companion zoning request includes open space and indigenous vegetation preservation areas in compliance with the Land Development Code.

The request is consistent with Goal 6, Objective 6.1 and Policy 6.1.1.

POLICY 6.1.2: Commercial development in non-urban future land use categories is limited to Minor Commercial except that:...

- ***Neighborhood Commercial uses are permitted in the Southeast Lee County Planning District as provided for in Objectives 13.3 and ~~33.2.5~~ 33.4, and Policies 13.3.9, 33.4.1 and 33.4.2.***

  Objective 13.3 addresses commercial uses within Private Recreational Facilities in the DR/GR. Objective 33.2.5 allows commercial uses only in Mixed-Use Communities, Environmental Enhancement and Preservation Communities, or Rural Golf Course Communities depicted on Map 2-D and provides that a maximum of 300,000 square feet of commercial floor area may be approved in Southeast Lee County community plan area. Objective 13.3 and Policy 33.2.5 are not relevant to the subject property except for the commercial limitation.

  This request proposes to change the FLUC of the property to Suburban and amends Policy 33.2.5 to relocate it to new Policy 33.4.1 and remove the cap on commercial square footage within the Southeast Lee County Planning Community while maintaining protections for natural resources. This text amendment allows for additional commercial development for properties within the Southeast Lee County Planning District necessary to accommodate the needs of the area as demonstrated in the submitted market study titled, "Analysis of the Commercial Floor Area in Lee Plan Policy 33.2.5." The impact of this change is limited as provided in the proposed text amendment language. The submitted Trip Capture Analysis demonstrates that the text amendments will result in significantly higher trip capture, accommodate expected population growth, improve overall traffic efficiency, and is both necessary and beneficial from a transportation planning perspective. The majority of properties with a FLUC that this change would apply to are developed or under construction. This change is necessary to reflect that the subject property is not located within a rural portion of the Southeast Lee County Planning District and will no longer be within the DR/GR FLUC. The companion zoning application will demonstrate compliance with proposed Policy 33.4.2. The request is consistent with Policy 6.1.2.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

Adjacent land uses include a multi-family residential development, single-family residential lots, vacant properties, and the Fire Station on Snell Ln. The companion zoning application includes a Master Concept Plan which concentrates development along Bonita Beach Rd and provides buffering and setbacks in compliance with the Land Development Code, except where deviations are requested and justified. The request is consistent with Policy 6.1.4.

POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.

The attached Traffic Circulation Analysis demonstrates that the proposed development will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds in the Lee Plan. Additionally, the companion zoning request includes the following methods identified by this policy:

- The development area is clustered to the area adjacent to Bonita Beach Rd.,
- A 25-foot building/structure setback is provided from the Bonita Beach Rd. right-of-way,
- Interconnections are provided to the adjacent parcels to the east and west, and
- Access is limited to a single access point on Bonita Beach Rd. which is aligned with the existing access point, and an emergency only access point on Snell Ln.

Traffic Level of Service Analysis was prepared to determine the long-range and short-range impacts of the proposed CPA Amendment would have on the surrounding roadway network. The long-range analysis was prepared consistent with the latest FDOT's District One model as adopted by the Lee County Metropolitan Planning Organization. The results of the long-range and short-range analysis indicate that the proposed Comp Plan request will not cause any roadways to operate below their adopted Level of Service standards. Additionally, Bonita Beach Road adjacent to the site was shown to

operate at an acceptable Level of Service in both the long-range and short-range traffic analysis.

The proposed Comp Plan Amendment request would allow up to 90,000 square feet of commercial floor area. This commercial development will essentially serve the existing surrounding area which is predominantly large residential neighborhoods and communities. In other words, residents of these communities would have an opportunity to obtain goods and services from this commercial project instead of being forced to travel further west on Bonita Beach Road towards I-75. In traffic terms, this can be considered as "internal capture" between commercial and residential uses on a larger scale, which reduces overall vehicle-miles traveled on the roadways. There is currently a lack of commercial opportunities on Bonita Beach Road to the east of Bonita Grande Drive. The approval of this Comp Plan request will help alleviate this concern.

The submitted Trip Capture Analysis demonstrates that the text amendments will result in significantly higher trip capture, accommodate expected population growth, improve overall traffic efficiency, and is both necessary and beneficial from a transportation planning perspective. The request is consistent with Policy 6.1.5.

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

The companion zoning request includes a 15-foot Type "D" buffer along Bonita Beach Rd., a 15-foot Type "C" buffer where the project is adjacent to the planned multi-family development to the west, and a 30-foot Type "F" buffer where roads, drives, or parking areas are located less than 125 feet from an existing single-family residential subdivision or single-family lots. The Master Concept Plan included in the companion zoning request also demonstrates 30 percent of the property will be open space and 50 percent of required open space will be indigenous vegetation preservation, as required by the Land Development Code. The request is consistent with Policy 6.1.6.

POLICY 6.1.11: Encourage the upgrading or revitalization of deteriorating commercial areas, but prohibit the expansion or replacement of commercial uses which are inappropriately located or that have an adverse impact on surrounding residential and non-residential uses. Such revitalization

includes, but is not limited to: store-front renewal, sign control, and the provision of common parking areas and consolidated access.

The surrounding area includes significant existing or planned residential development and after Logan Blvd was extended from Collier County to Bonita Beach Rd., this intersection became an important transportation corridor serving a significant portion of Lee and Collier Counties to the east of I-75.

Additionally, the development of this intersection with additional commercial uses is critical for ensuring there are adequate non-residential uses to serve the residential development in this area. The request to allow commercial development at this location will serve to reduce the number of trips that must travel longer distances to the commercial areas located west of I-75 via Bonita Beach Rd. and/or Terry St.

GOAL 33: SOUTHEAST LEE COUNTY. Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, commercial uses as limited, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and ground water, wetlands, and wildlife habitat. (Ord. No. 10-19, 19-13)

POLICY 33.1.1: Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture.

POLICY 33.1.7: Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources.

The proposed amendment includes a text amendment to Goal 33 to include reference to limited commercial uses. The submitted Water Resources Report concludes that request affords a unique opportunity to improve this hydrologically impacted site through enhanced stormwater management and recharge of groundwater to the Water Table Aquifer which provides a high level of protection, preservation, and enhancement of groundwater resources. These benefits would not be achievable without this application which furthers Lee County's goals and objectives for Southeast Lee County.

The request provides for development that is compatible with surrounding development along Bonita Beach Road and which protects large-scale ecosystem integrity in Southeast Lee County. The proposed redesignation of the property provides transition of intensity from adjacent properties to the west designated General Interchange to surrounding properties within Southeast Lee County DR/GR.

The MCP proposed with the companion rezone includes a 2.14± acres preserve which will include restoration in accordance with the LDC. Additionally, a report titled "Water Resources Report Bonita Beach Road SE – CPD Lee County, Florida" and an integrated model analysis is provided and demonstrates no adverse impacts on water resources or natural systems within Southeast Lee County. The analyses also demonstrate that the proposed stormwater management system will provide a net benefit to surface water quality and attenuation. Therefore, the proposed development will comply with this policy through the protection of natural resources and groundwater recharge.

The submitted Stormwater Management System Report provides modeling and demonstrates there are no significant impacts to the groundwater due to this proposed project and that the maximum stages of the surrounding waterbodies are not impacted by these improvements.

The request is consistent with Goal 33, Objective 33.1, and Policies 33.1.1 and 33.1.7.

OBJECTIVE 33.2: RESIDENTIAL AND MIXED-USE DEVELOPMENT. Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), and vacant properties with existing residential approvals that are inconsistent with the DR/GR future land use category (Improved Residential Communities).

POLICY 33.2.2: Map 2-D identifies future locations for Mixed-Use Communities where development rights can be concentrated from large Southeast Lee County tracts. The

preferred pattern for residential development is to cluster density within Mixed-Use Communities along existing roads and away from Future Limerock Mining areas.

1. Southeast Lee County Mixed-Use Communities must be concentrated from contiguous property owned under single ownership or control. Residential density is calculated from the upland and wetland acreage of the entire contiguous Southeast Lee County property. Increases in residential densities may be approved through incentives as specified in the LDC for permanent protection of indigenous native uplands on the contiguous tract (up to one extra dwelling unit allowed for each five acres of preserved or restored indigenous native uplands) and through the acquisition of TDUs from TDR sending areas within Southeast Lee County as provided in Objective 33.3.

d. Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy ~~33.2.5~~ 33.4.1 ~~and will not exceed the allowable total square footage for commercial uses in Southeast Lee County~~.

POLICY 33.2.4: Lands that provide a significant regional hydrological and wildlife connection have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. These lands, located along Corkscrew and Alico Roads, can provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat connections between existing CREW and Lee County properties. As an incentive to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species additional densities and commercial uses may be granted if the project is found consistent with and demonstrates through a planned development rezoning the following:...

4. Commercial uses may be approved as part of a mixed use planned development if the project is found consistent with all of the following:

d. The project will be consistent with Policy ~~33.2.5~~ 33.4.1 ~~and will not exceed the allowable total square footage for commercial uses in Southeast Lee County~~;

The above minor text amendments to Policies 33.2.2.1.d and 33.2.4.4.d are proposed to update the language to reflect the proposed revised and relocated Policy 33.2.5 described below. These Policies are not applicable to the subject property.

~~POLICY 33.2.5: Commercial uses may only be permitted if incorporated into a Mixed-Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 2-D. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet.~~

This request proposes to amend this policy to relocate it to new Policy 33.4.1 and remove the cap on commercial square footage within the Southeast Lee County Planning Community while maintaining protections for natural resources. This text

amendment allows for additional commercial development for properties within the Southeast Lee County community planning necessary to accommodate the needs of the area as demonstrated in the submitted market study titled, "Analysis of the Commercial Floor Area in Lee Plan Policy 33.2.5." The impact of this change is limited as provided in the proposed text amendment language. The majority of properties with a FLUC that this change would apply to are developed or under construction. This change is necessary to reflect that the subject property is not located within a rural portion of the Southeast Lee County Planning District and will no longer be within the DR/GR FLUC.

OBJECTIVE 33.4: COMMERCIAL USES. Provide adequate commercial uses to serve the Southeast Lee County community plan area while protecting natural resources and reducing trip lengths.

POLICY 33.4.1: Commercial uses on Corkscrew Road may be permitted consistent with Policy 13.3.9 or if incorporated into a Mixed-Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 2-D if compliance with the established review criteria for each Community is demonstrated.

POLICY 33.4.2 Commercial uses may also be permitted consistent with Policy 13.3.9, within a Mixed-Use Community depicted on Map 2-D if compliance with the established review criteria is demonstrated, or if located with direct frontage on an arterial roadway within one quarter mile of an intersection with an arterial or collector roadway. Property shall be approved for the development of commercial uses if the project is found consistent with and demonstrates through a planned development rezoning all of the following review criteria:

1. ***Development shall provide connection to public water and sewer services.***
2. ***Development shall be designed to minimize impacts to wetlands by limiting impacts to public facilities such as stormwater retention/detention, accessways and limited parking. Buildings and structures are prohibited in wetlands unless otherwise redesignated to uplands through state environmental permitting pursuant to Policy 124.1.2.***
3. ***Commercial uses shall not include any of the following uses: auto parts stores, lawn and garden supply stores, fuel pump stations, drycleaners (on-site), or any other use that is not compatible with protecting Southeast Lee County's environment.***
4. ***Provide a total of 1 ½ - inches of treatment, a ½ - inch of which must be completed via dry pretreatment. Dry and wet treatment must be located outside of the 6-month travel zone.***

5. ***Ground water quality monitoring well(s) for the Surficial Aquifer System are provided and located between Lee County's nearest production well(s) and the development.***
6. ***Flowway connection(s) are provided for all surface water discharge to adjacent Conservation Lands, where practicable.***
7. ***Human-wildlife coexistence plan that at a minimum provides for bear-proof refuse containers, below ground grease traps, and prevents light spillage onto adjacent preserve areas.***
8. ***The entire development is consistent with the most restrictive wellfield protection zone as provided in the Wellfield Protection Ordinance.***

The proposed new Objective 33.4 provides a new distinct Objective to address commercial uses within Southeast Lee County community plan area and revises and relocates existing Policy 33.2.5 from under Objective 33.2 which is titled Residential and Mixed Use Development. Policy 33.4.1 removes the limitation on commercial square footage for Southeast Lee County and clarifies the existing requirements for commercial uses on Corkscrew Road. The proposed new Policy 33.4.2 provides strict locational requirements and review criteria for commercial uses within Southeast Lee County community plan area. The Policy requires commercial development to be reviewed as a planned development rezoning that must demonstrate compliance with the strict review criteria proposed which ensures continuation of the protection of the Southeast Lee County natural resources. The companion rezoning demonstrates compliance with proposed Objective 33.4 and Policy 33.4.2.

POLICY 53.1.8: The costs of new or augmented potable water infrastructure that is developed by Lee County will be borne by those who benefit from the improved supply.

POLICY 53.1.9: New development will pay through appropriate financial mechanisms its fair share of the costs of providing standard potable water for that development.

Connecting the Property with central water and water and sanitary sewer services will be privately funded by the development. The request is consistent with Policies 53.1.8 and 53.1.9.

OBJECTIVE 60.1: SURFACE WATER. Develop a surface water management program that is multi-objective in scope, geographically based on basin boundaries, and incorporates the requirements of applicable adopted Basin Management Action Plans.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.

A surface water management system is proposed which will provide water quality treatment on site. The submitted Hydrogeology Report concludes that request affords

a unique opportunity to improve this hydrologically impacted site through enhanced stormwater management and recharge of groundwater to the Water Table Aquifer which provides a high level of protection, preservation, and enhancement of groundwater resources. These benefits would not be achievable without this application which furthers Lee County's goals and objectives for Southeast Lee County. The request is consistent with Objective 60.1 and Policy 60.1.1.

POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.

The companion zoning request includes 30 percent (3.6 acres) open space and indigenous preservation areas on site in accordance with the requirements in LDC section 10-415, which will maintain existing natural areas to the maximum extent practicable. There are no flowways or associated habitats on the site. The request is consistent with Policy 60.1.2.

POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low-quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water.

As demonstrated in the submitted Water Resources Report, irrigation water for the Project will be developed from a combination of stormwater harvesting of the Project's stormwater management system with supplements from a Lower Tamiami Aquifer underlying the site. Neither of the proposed irrigation water sources are currently used or projected to be used by Bonita Springs Utilities, Lee County Utilities, or any other major water user in the area. The proposed irrigation water use meets all conditions for water use permitting with SFWMD including impacts to the aquifer system, the environment, or existing legal users. The request is consistent with Policy 61.1.6.

POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS)

The attached letters of availability demonstrate adequate public facilities for all regulatory LOS standards. As noted in this policy, only regulatory LOS standards are

used for determining adequacy of public facilities for the purposes of permitting new development.

POLICY 95.3.3: Financing of public facilities and services will utilize appropriate revenue sources. The cost for the provision and expansion of services and facilities will be borne primarily by those who benefit, using funding mechanisms such as impact fees, special taxing or benefit districts, community development districts, dedication of land and facilities, in-lieu-of fees, and capital construction, operation, and maintenance funds.

Connecting the Property with central water and water and sanitary sewer services will be privately funded by the development.

OBJECTIVE 124.1: Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.

POLICY 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, and Sub-Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership (see Table 1(a)).

As described above and in the attached environmental data, the Property does not include any wetlands and only 0.08 acres of OSWs. This Policy is not applicable to the subject property.

POLICY 124.1.2: The County's wetlands protection regulations will be consistent with the following:

2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.

Wetland limits were reviewed by SFWMD as part of Application No. 230731-39641, and the attached Jurisdictional Determination confirms that no wetlands were identified on the property and only 0.08 acres of OSWs were located on the property. This Policy is not applicable to the subject property.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

The proposed amendment and requirement to serve the property with central water and sewer, as well as the required surface water system will ensure there are no impacts to surface or groundwater quality. The submitted Water Resources Report concludes that this request affords a unique opportunity to improve this hydrologically impacted site through enhanced stormwater management and recharge of groundwater to the Water Table Aquifer which provides a high level of protection, preservation, and enhancement of groundwater resources. These benefits would not be achievable without this application which furthers Lee County's goals and objectives for Southeast Lee County. The request is consistent with Policy 125.1.2.

POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.

The attached hydrological report demonstrates that the proposed development will maintain surface water flows and groundwater levels at or above existing conditions in compliance with this policy.

II. **State Comprehensive Plan Consistency**

The Community Planning Act of 2011 (HB7207) removed the requirement to address consistency with the local comprehensive plan and state comprehensive plan, however, the proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure the protection of natural resources. Specifically, the amendment is consistent with the following guiding policies:

187.201 (15) Land Use.

(a) Goal.—In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) Policies.—

1. ***Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.***
2. ***Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.***

3. ***Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.***

As identified in the attached letter of availability, there is service capacity in place to serve the project in terms of potable water and sanitary sewer service. The proposed amendment does not affect the capacity to serve solid waste, law enforcement, fire, parks, and school services for the development.

The companion zoning request ensures the property includes adequate setbacks, buffers, open space, and indigenous vegetation preservation. Allowing limited commercial uses at this location will improve the livability and character of the urban areas along Bonita Beach Rd. and ensure that development along this corridor includes a functional mix of living, working, shopping, and recreational activities as identified in this policy.

187.201 (17) PUBLIC FACILITIES.—

(a) Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) Policies.—

1. **Provide incentives for developing land in a way that maximizes the uses of existing public facilities.**
3. **Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.**

The proposed land use change will ensure that the existing public facilities in the area are maximized through the coordinated expansion of non-residential uses in the area. Significant residential development has occurred in this corridor and new mixed use and residential developments have been approved proximate and adjacent to the subject property.

Connecting the Property with central water and water and sanitary sewer services will be privately funded by the development.

III. Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

Water Resources

Goal 3: Water Management Districts and local governments must have programs based on scientific modeling to protect surface water, potable water wells, wellfields and contributing areas from contamination.

The attached hydrogeological report demonstrates that the proposed Lee Plan amendment does not impact surface water, potable water wells, wellfields, or contributing areas.

SKETCH OF DESCRIPTION

PROJECT LOCATION

LEGAL DESCRIPTION OF OVERALL PARCEL:

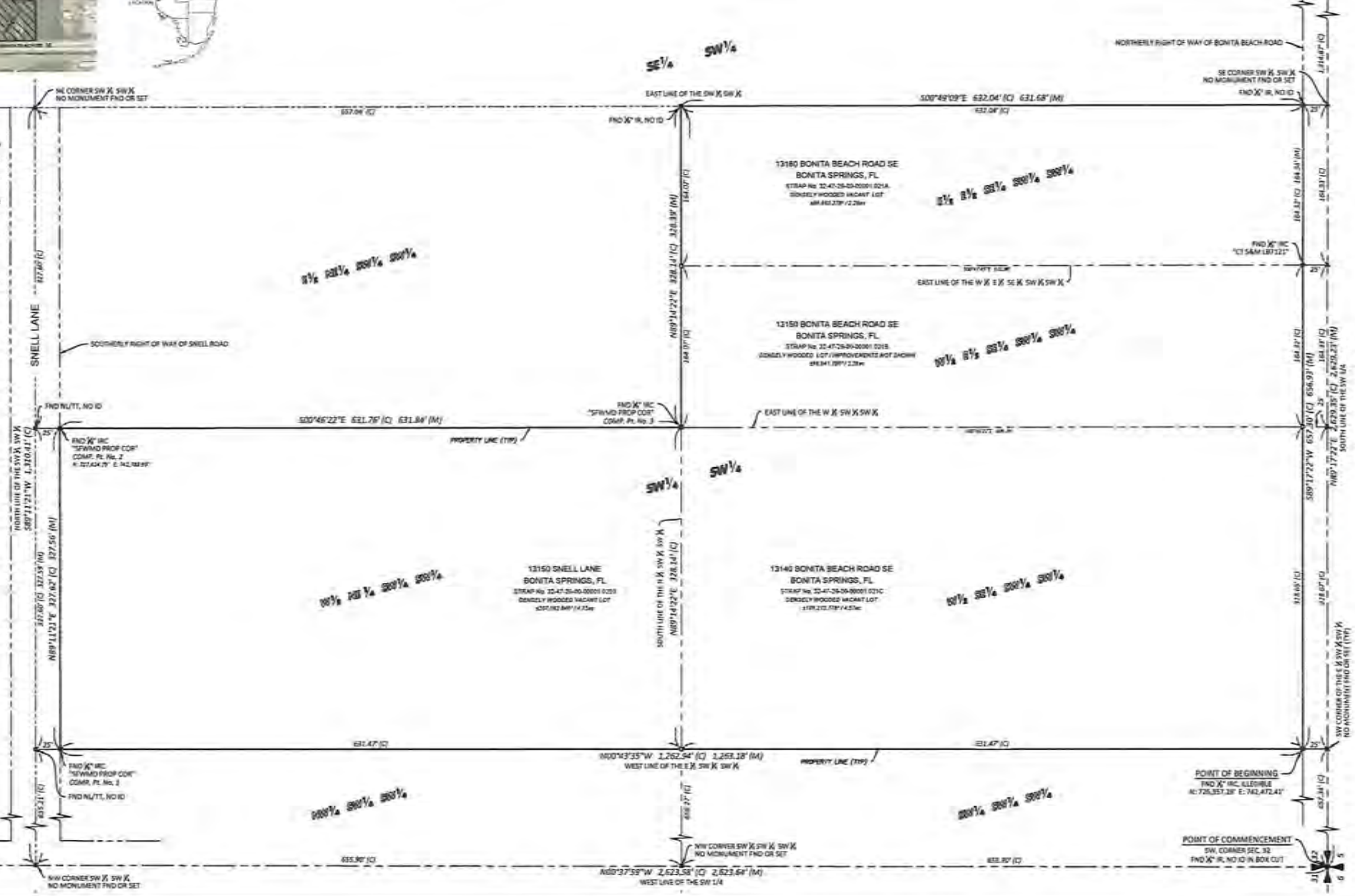
A PARCEL OF LAND LYING IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N89°17'22"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 657.34 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE, N00°43'35"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 25.00 FEET TO POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD SOUTHEAST AND THE **POINT OF BEGINNING**; THENCE CONTINUE N00°43'35"W, ALONG SAID WEST LINE, FOR 1,262.94 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SNELL LANE, SAID LINE BEING 25 FEET SOUTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE N89°11'21"E, ALONG SAID RIGHT OF WAY LINE OF SNELL LANE, FOR 327.62 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°46'22"E, ALONG SAID EAST LINE, FOR 631.76 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE N89°14'22"E ALONG SAID SOUTH LINE, FOR 328.14 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°49'09"E, ALONG SAID EAST LINE, FOR 632.04 FEET, TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD SOUTHEAST, SAID LINE BEING 25 FEET NORTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S89°17'22"W, ALONG SAID RIGHT OF WAY LINE OF BONITA BEACH ROAD, FOR 657.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 622,020.04 SQUARE FEET OR 14.28 ACRES, MORE OR LESS.

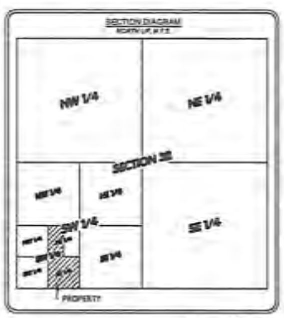
SURVEY NOTES:

1. **THIS IS NOT A SURVEY.**
2. THIS SKETCH, AND ANY REPRODUCTION THEREOF, IS NOT VALID WITHOUT AN ORIGINAL OR VERIFIED DIGITAL SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR. ADDITIONALLY, THIS SKETCH IS NOT VALID IF PRINTED BEARING A DIGITAL SIGNATURE AND SEAL.
3. ANY ADDITION OR DELETIONS TO THIS SKETCH BY ANYONE OTHER THAN THE SIGNING PARTY IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
4. OTHER THAN THOSE DESCRIBED IN THE REFERENCED LEGAL DOCUMENTS, NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PARCEL OF LAND.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 50 FEET OR SMALLER.
5. THE METES AND BOUNDS LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED UNDER THE DIRECT SUPERVISION OF THE SIGNING SURVEYOR.
6. BEARING AND DISTANCES SHOWN HERON ARE RELATIVE TO THE NORTH AMERICA DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90), FLORIDA STATE PLANE, EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°17'22"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32.
8. NO EASEMENTS WERE FOUND IN THE TITLE COMMITMENTS / PROPERTY INFORMATION REPORTS PROVIDED TO THIS FIRM.
9. NO PHYSICAL ENCUMBRANCES WERE OBSERVED DURING THE CONDUCT OF THE SURVEY.



ABBREVIATIONS:

APX	APPROXIMATE	IR	IRON ROD
(C)	CALCULATED	IRC	IRON ROD & CAP
CMON	CONCRETE MONUMENT	(M)	MEASURED
FND	FOUND	ORB	OFFICIAL RECORDS BOOK
EXST	EXISTING	(P)	PLAT
INST	INSTRUMENT	PG	PAGE
IP	IRON PIPE	TT	TIN TAB
IPC	IRON PIPE & CAP	TYP	TYPICAL



SKETCH OF DESCRIPTION
13140, 13150 & 13180 BONITA BEACH RD SE
& 13150 SNELL LN
BONITA BEACH - LEE COUNTY, FLORIDA

TERRAQUATIC
TERRAQUATIC, INC. - PHONE: (561) 806-6085
1220 TANGELO TERR, UNIT A12 - DELRAY BEACH, FLORIDA 33444

PREPARED FOR:
MANNA CHRISTIAN MISSIONS, INC.
10421 PENNSYLVANIA AVENUE
BONITA SPRINGS, FL 34145

SHEET 1 of 1

Terraquatic, Inc.
1220 Tangelo Terrace, Unit A-12
Delray Beach, Florida 33444

TERRAQUATIC
SURVEYING AND MAPPING

Date: 1/31/25
TAI P/N: 23-1756
Address: 13140, 13150, & 13180 Bonita Beach Road SE & 13150 Snell Lane, Bonita Beach, FL

LEGAL DESCRIPTION OF OVERALL PARCEL:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N89°17'22"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 657.34 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE, N00°43'35"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 25.00 FEET TO POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD SOUTHEAST AND THE **POINT OF BEGINNING**; THENCE CONTINUE N00°43'35"W, ALONG SAID WEST LINE, FOR 1,262.94 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SNELL LANE, SAID LINE BEING 25 FEET SOUTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE N89°11'21"E, ALONG SAID RIGHT OF WAY LINE OF SNELL LANE, FOR 327.62 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°46'22"E, ALONG SAID EAST LINE, FOR 631.76 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE N89°14'22"E ALONG SAID SOUTH LINE, FOR 328.14 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°49'09"E, ALONG SAID EAST LINE, FOR 632.04 FEET, TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD SOUTHEAST, SAID LINE BEING 25 FEET NORTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S89°17'22"W, ALONG SAID RIGHT OF WAY LINE OF BONITA BEACH ROAD, FOR 657.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 622,020.04 SQUARE FEET OR 14.28 ACRES, MORE OR LESS.

STORMWATER MANAGEMENT SYSTEM REPORT

For

Bonita Beach Road CPD

Prepared For:
Mana Christian Missions, Inc.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135

Section 32, Township 47 S, and Range 26 E

LEE COUNTY, FLORIDA

WEC JOB NO. MAN036-0527073-24008719

Prepared by

WEILER ENGINEERING CORPORATION
WEC
An Apex Company

October 2025

TABLE OF CONTENTS

PAGE

TABLE OF CONTENTS 2

ENGINEER'S CERTIFICATION 3

1. LOCATION MAP 4

2. NARRATIVE 5

- INTRODUCTION 5
- EXISTING CONDITIONS 5
- PROPOSED CONDITIONS 7
- SUMMARY OF RESULTS 9
- EXISTING DESIGN/DRY CONTINUOUS GROUNDWATER MOUNDING REPORT 14
- PROPOSED DESIGN/DRY CONTINUOUS GROUNDWATER MOUNDING REPORT 22

3. EXHIBITS 34

- EXHIBIT A – LEE COUNTY PROPERTY INFORMATION 35
- EXHIBIT B – SOIL REPORT 53
- EXHIBIT C – FLOOD MAP 121
- 4A. INPUT REPORT 123

5. EXISTING DESIGN MODEL CALCULATIONS 143

- 5A. BASINS MAXIMUM CONDITIONS REPORT 144
- 5B. NODES MAXIMUM CONDITIONS REPORT 145
- 5C. LINKS MAXIMUM CONDITIONS REPORT 146

6. EXISTING DRY CONTINUOUS MODEL CALCULATIONS 147

- 6A. BASINS MAXIMUM CONDITIONS REPORT 148
- 6B NODES MAXIMUM CONDITIONS REPORT 149
- 6C. LINKS MAXIMUM CONDITIONS REPORT 150

7. PROPOSED DESIGN/DRY CONTINUOUS INPUT REPORT 151

- 7A. INPUT REPORT 152

8. PROPOSED DESIGN MODEL CALCULATIONS 185

- 8A. BASINS MAXIMUM CONDITIONS REPORT 186
- 8B. NODES MAXIMUM CONDITIONS REPORT 187
- 8C. LINKS MAXIMUM CONDITIONS REPORT 188

9. PROPOSED DRY CONTINUOUS MODEL CALCULATIONS 189

- 9A. BASINS MAXIMUM CONDITIONS REPORT 190
- 9B. NODES MAXIMUM CONDITIONS REPORT 191
- 9C. LINKS MAXIMUM CONDITIONS REPORT 192

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT THE ENCLOSED ENGINEERING CALCULATIONS WERE PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE.

Ashlie A. P. Maberino

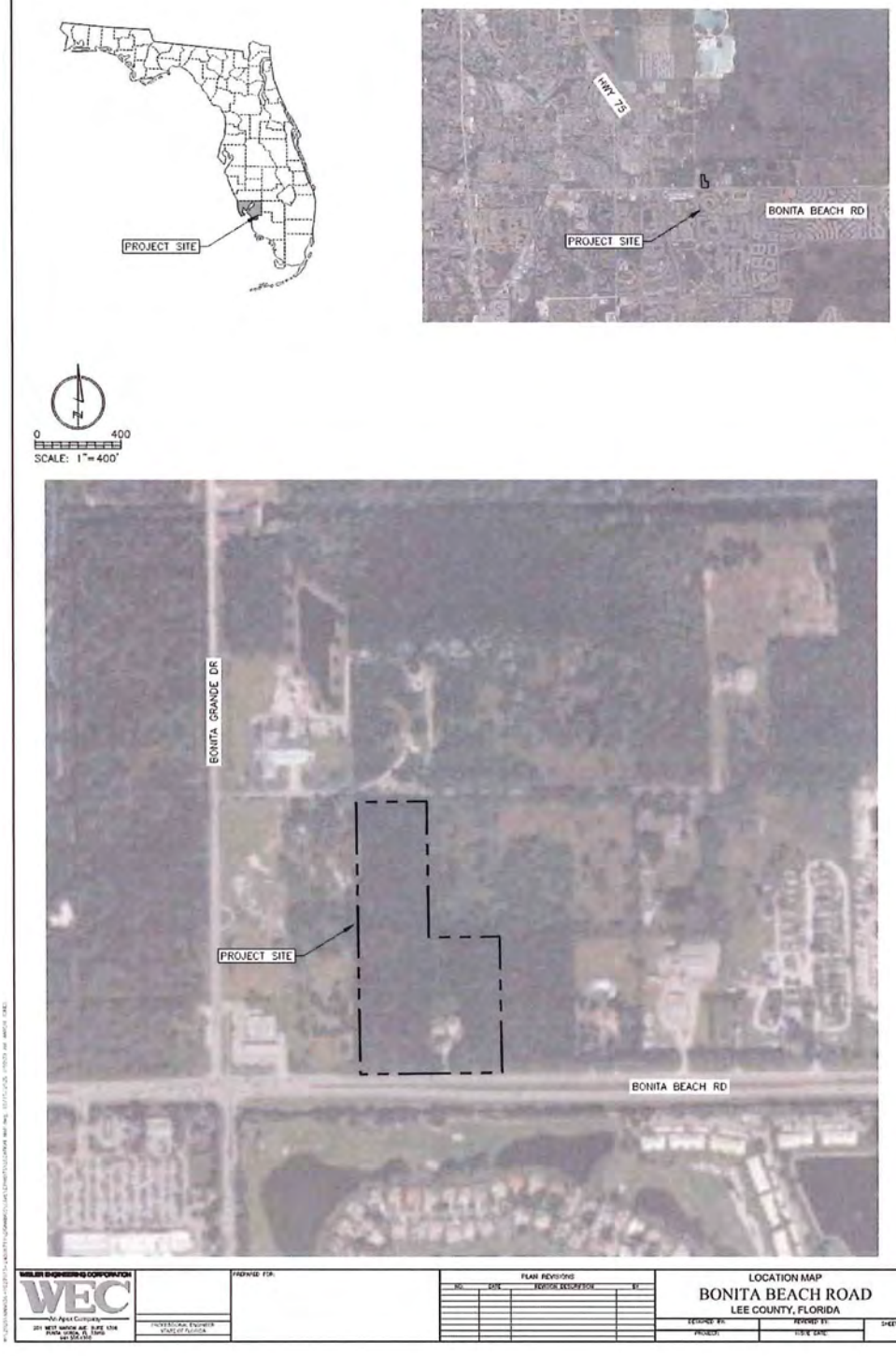
Digitally signed by Ashlie A. P. Maberino
DN: E=amaberino@weilsengineering.org, CN=Ashlie A. P. Maberino, O="Apex Companies, LLC", OID.2.5.4.97="NTRUS+DE-4123550", L=Rockville, S=Maryland, SERIALNUMBER=MAS20250825410309, C=US
Date: 2025.10.21 09:33:54-04'00'

This item has been digitally signed and sealed by Ashlie A.P. Maberino on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Ashlie A. P. Maberino
Professional Engineer
State of Florida
License No. 99550

1. LOCATION MAP



2. NARRATIVE

INTRODUCTION

The subject property is located in Section 32, Township 47 S, and Range 26 E in Bonita Springs, Lee County, Florida. The approximate 14.28-acre project site is mainly undeveloped land with a single-family residence on the south-east side of the property. The proposed improvements include a commercial development with a wet retention pond.

WEC was contracted in coordination with Apex Companies, LLC to analyze the pre-development and post-development 2D integrated surface water and groundwater model in accordance with Lee Plan Policy 33.1.7. The policy requires this analysis in order for Lee County Division of Natural Resources to determine if the county's natural resources are impacted due to the proposed development. This report describes the modifications to the site and the results of the 2D integrated surface water and groundwater modeling.

EXISTING CONDITIONS

This site is an undisturbed vacant lot with single-family residential building on the south-east corner of the project site on Bonta Beach Road Bonita Springs, Lee County, Florida. The soil properties including the Green-Ampt parameters for the project site and the surrounding land were obtained by USGS Soil Survey and the Lee County Soil Survey. Existing land cover was obtained using SFWMD Land Cover Use 2014-2016. Table 1 below shows the hydraulic conductivity for this proposed project site. A Digital Elevation Model (DEM) was created using Lidar obtained from USGS. **Figure 1** shows the Existing Land Cover.

Soil Type	**#44 Malabar**
Horizontal – K (inches/hr)	**Depth of strata (inches)**
6.0	13
0.6	5
6.0	62
Ave. Horizontal K	11.3 ft/day
Vertical Saturated – K	7.6 ft/day
Vertical Unsaturated – K	5.0 ft/day

Table 1: Hydraulic Conductivity

The 2D integrated surface and groundwater model analyzed the following scenarios:

- Continuous Simulation (Dry Season)
  - 25 YR – 72 HR Scenario
  - 100 YR – 72 HR Scenario
- Design Storm
  - 25 YR – 72 HR Scenario
  - 100 YR – 72 HR Scenario

The continuous dry scenario used elevations from 49GW-11 from September 2024 to May 2025. This scenario is included to measure the groundwater recharge for the dry conditions. The two design storms were calculated, the 25 YR-72 HR storm is used to determine if offsite flooding will occur and the 100 YR-72 HR storm even is used to determine if flooding of buildings will occur. Land use data was obtained from Lee County's land use map as shown in **Figure 1** below.

Figure 1: Existing Land Cover

The project site is bounded by two roadways, one to the west and one to the south, a canal to the north, and open land to the east. The model looked at the two nearest surface waters to determine if any impacts are to occur and to track the water levels. The two boundary conditions shown are reflective of the flow of the surface water.

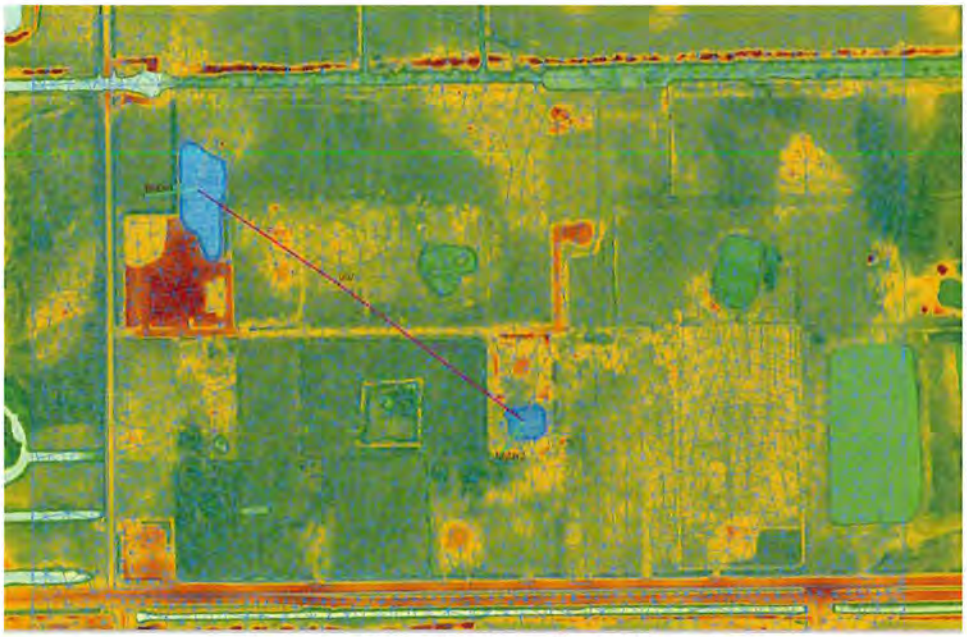


Figure 2: Existing Conditions Model Schematic

See Sections **4-6** for Existing Conditions Model ICPR Input and Results.

PROPOSED CONDITIONS

This project is still in the planning phase and all calculations are based on available data from USGS and SFWMD. The proposed improvements for the 14.28 AC (acre) site will include an commercial buildings and a wet-retention pond. With the design of the proposed development, the existing conditions 2D integrated model was updated to the parameters from the proposed development. The land use for the site was updated to reflect the maximum square footage of the building and the proposed wet detention pond. **Figure 3** shows the proposed pervious and impervious modeled land use.

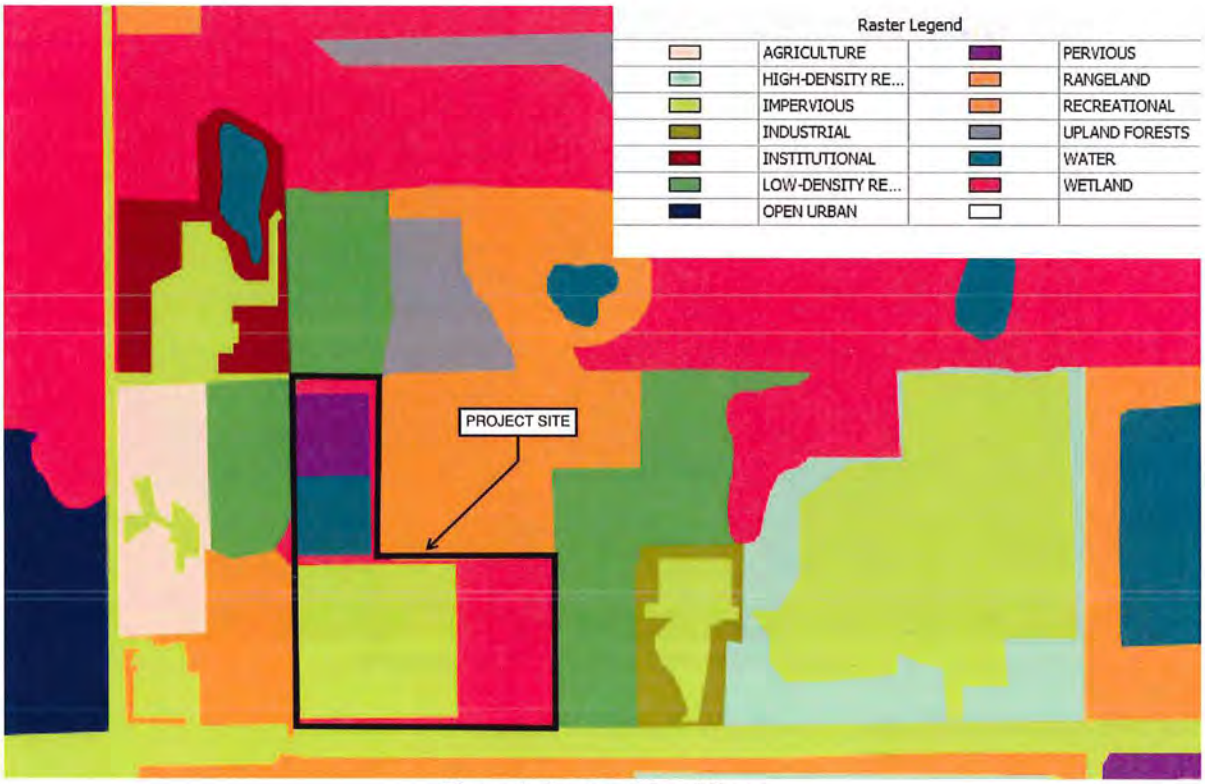


Figure 3: Proposed Land Cover

Figure 4 shows the model schematic for proposed conditions. The elevations of the proposed pond are integrated into the existing conditions DEM, allowing for the elevations surrounding the pond to be consistent with existing conditions. In addition to the two existing surface water bodies control volumes, the proposed wet detention pond's control volume was added to the model. The existing grading did not change to make the improvements. See Sections **7-9** for Proposed Conditions Model ICPR Input and Results.

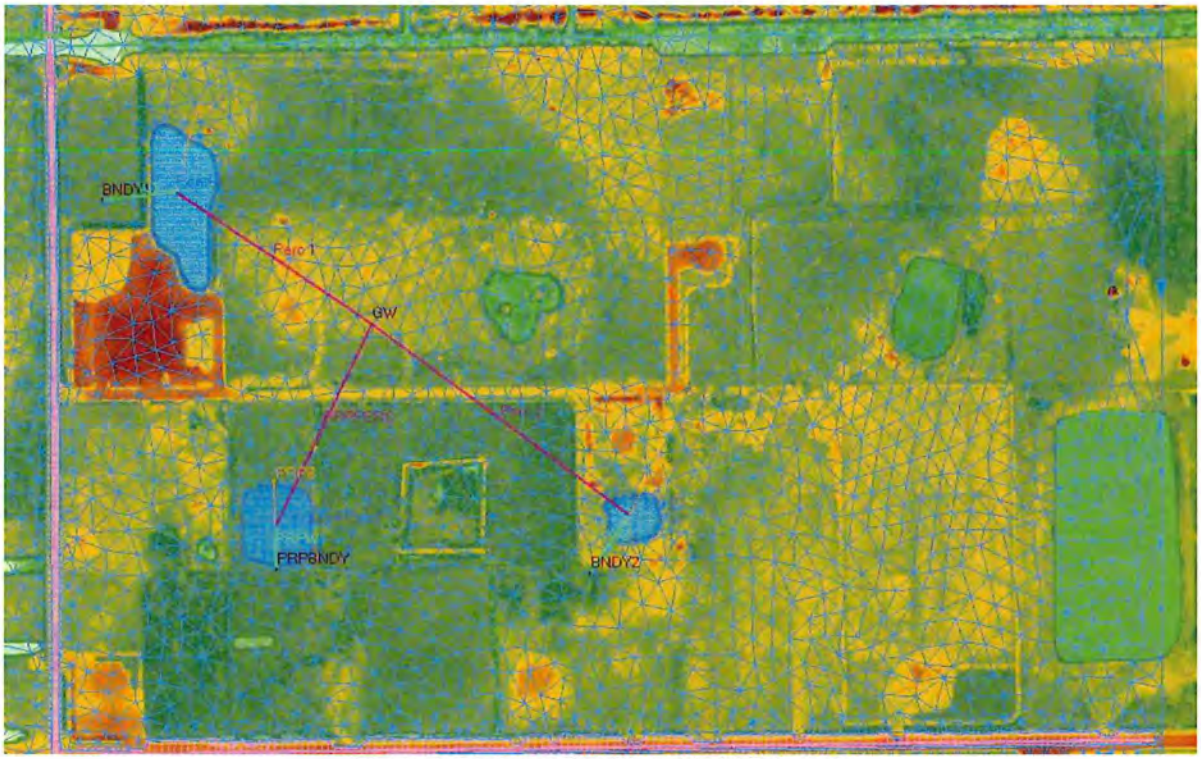


Figure 4: Proposed Conditions Model Schematic

SUMMARY OF RESULTS

In analysis of the groundwater mounding for each scenario, there are no significant impacts to the groundwater due to this proposed project. The maximum stages of the surrounding waterbodies are not impacted by these improvements

Scenario	Sim	Exist. Conditions Pond 1 Max Stage (FT)	Prop. Conditions Pond 1 Max Stage (FT)	Exist. Conditions Pond 2 Max Stage (FT)	Prop. Conditions Pond 2 Max Stage (FT)	Exist. Groundwater Inflow (cfs)	Prop. Groundwater Inflow (cfs)
Design Storm	25yr-72hr	14.75	14.75	14.49	14.49	0.71	1.47
Design Storm	100yr-72hr	14.93	14.93	14.65	14.65	0.85	1.76
Continuous Dry	25yr-72hr	14.75	14.75	14.49	14.49	0.71	1.47

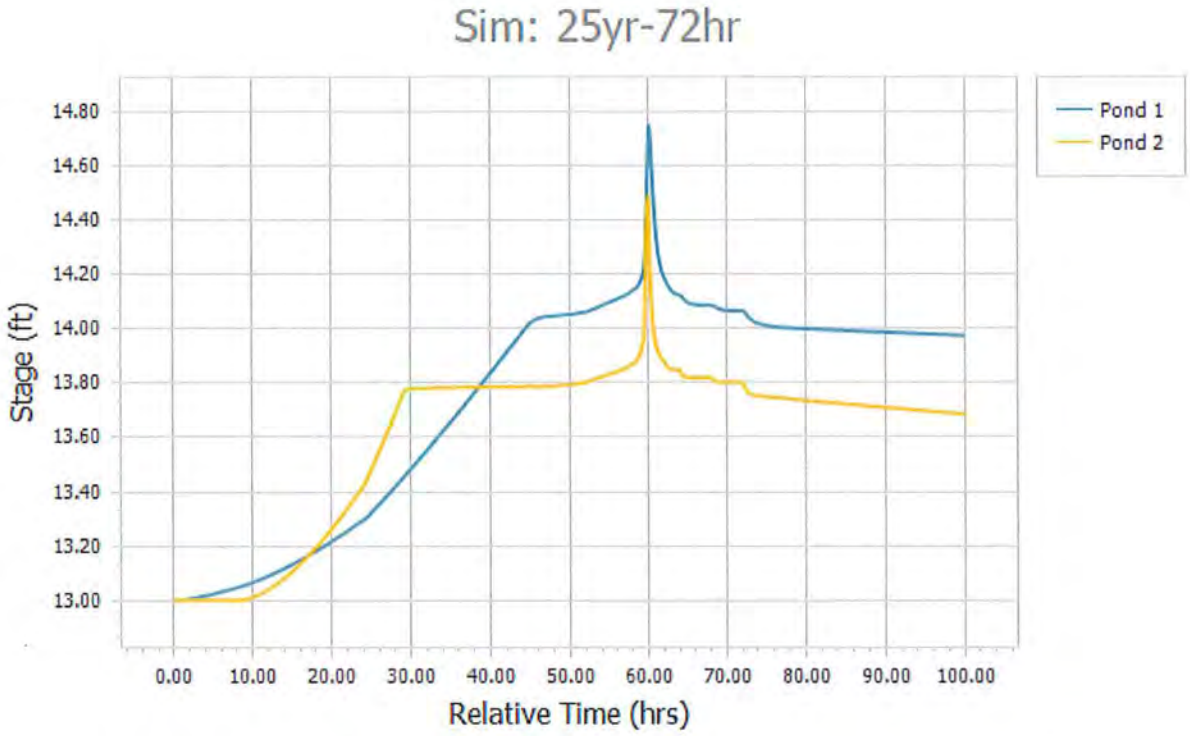


Figure 5: ECM 25 YR – 72 HR (Design) Node Stage Time Series

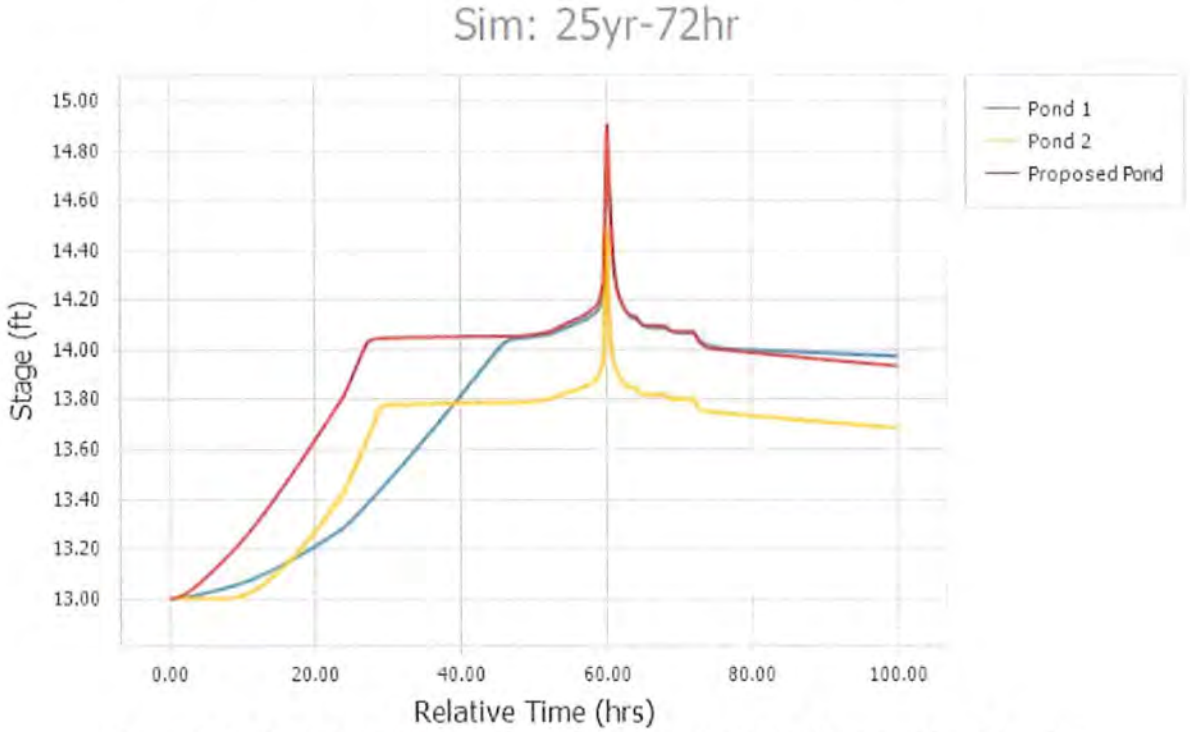


Figure 6: PCM 25 YR – 72 HR (Design) Node Stage Time Series

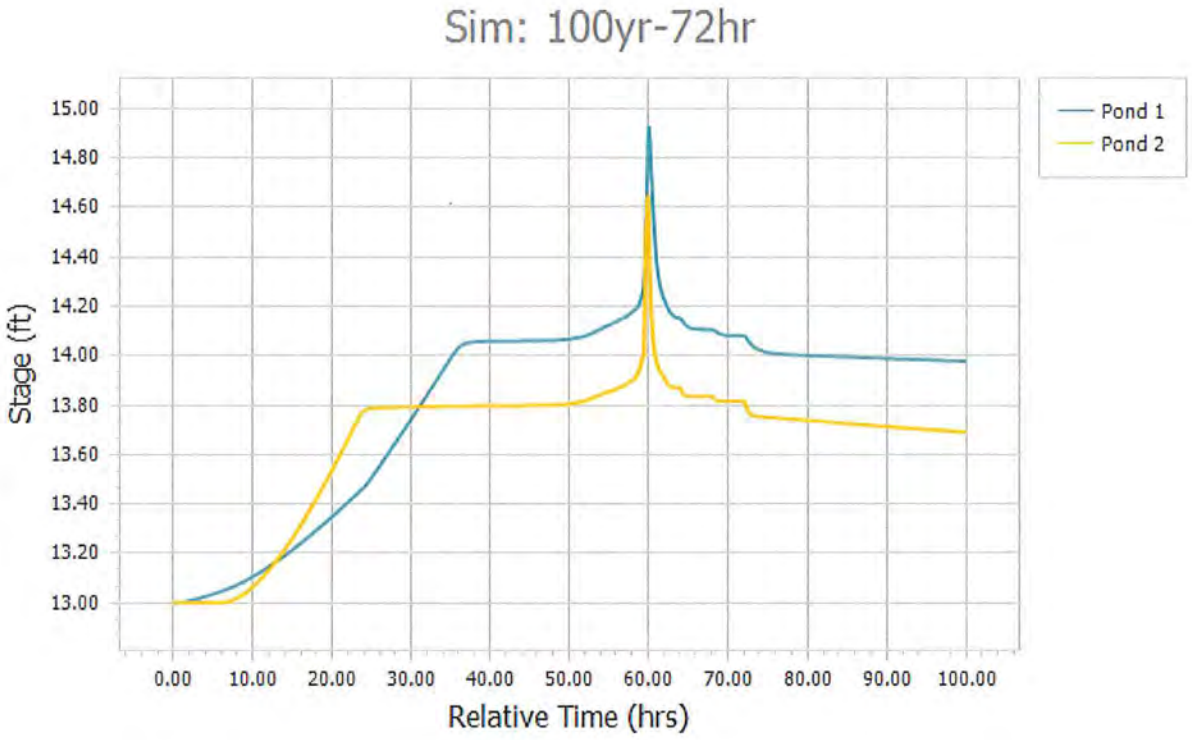


Figure 7: ECM 100 YR – 72 HR (Design) Node Stage Time Series

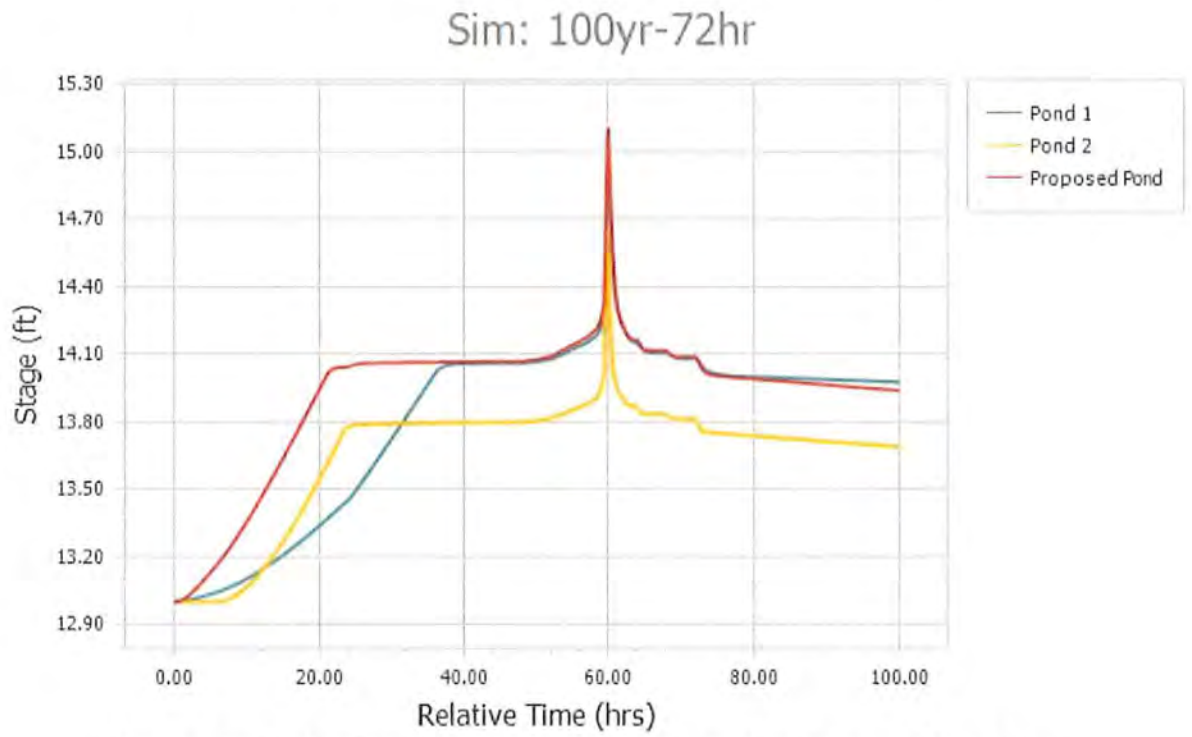


Figure 8: PCM 100 YR – 72 HR (Design) Node Stage Time Series

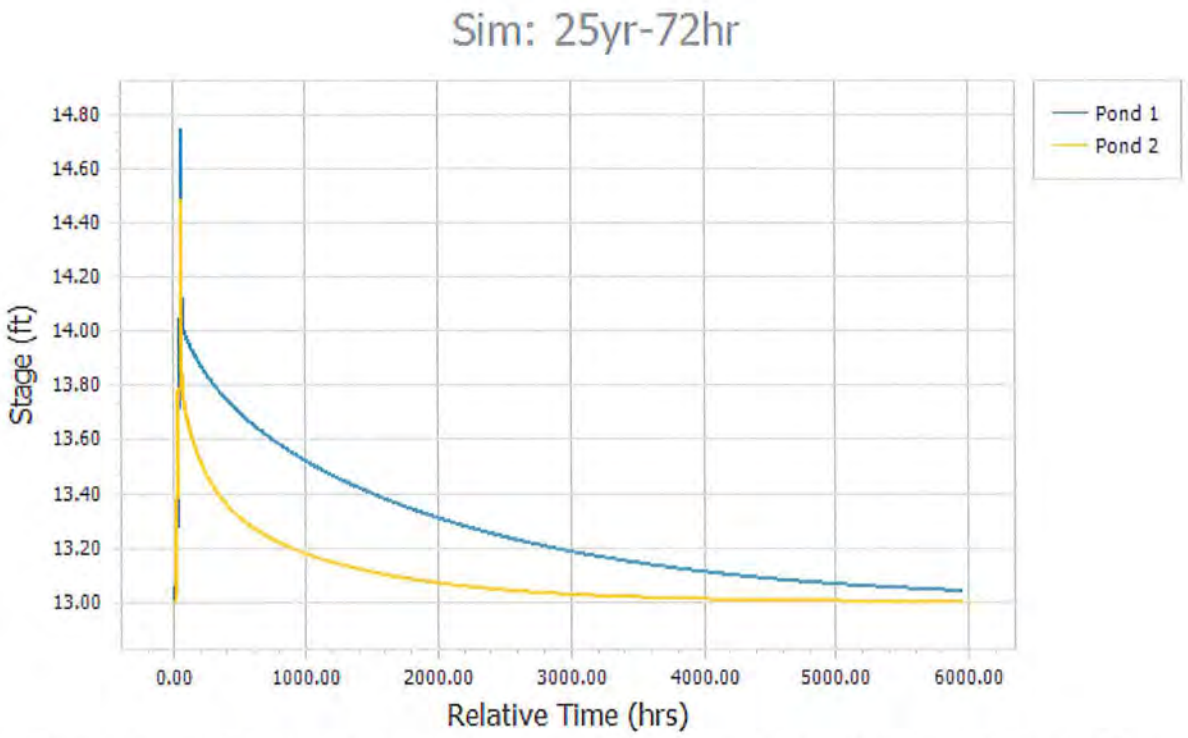


Figure 9: ECM 25 YR – 72 HR (Dry Continuous) Node Stage Time Series

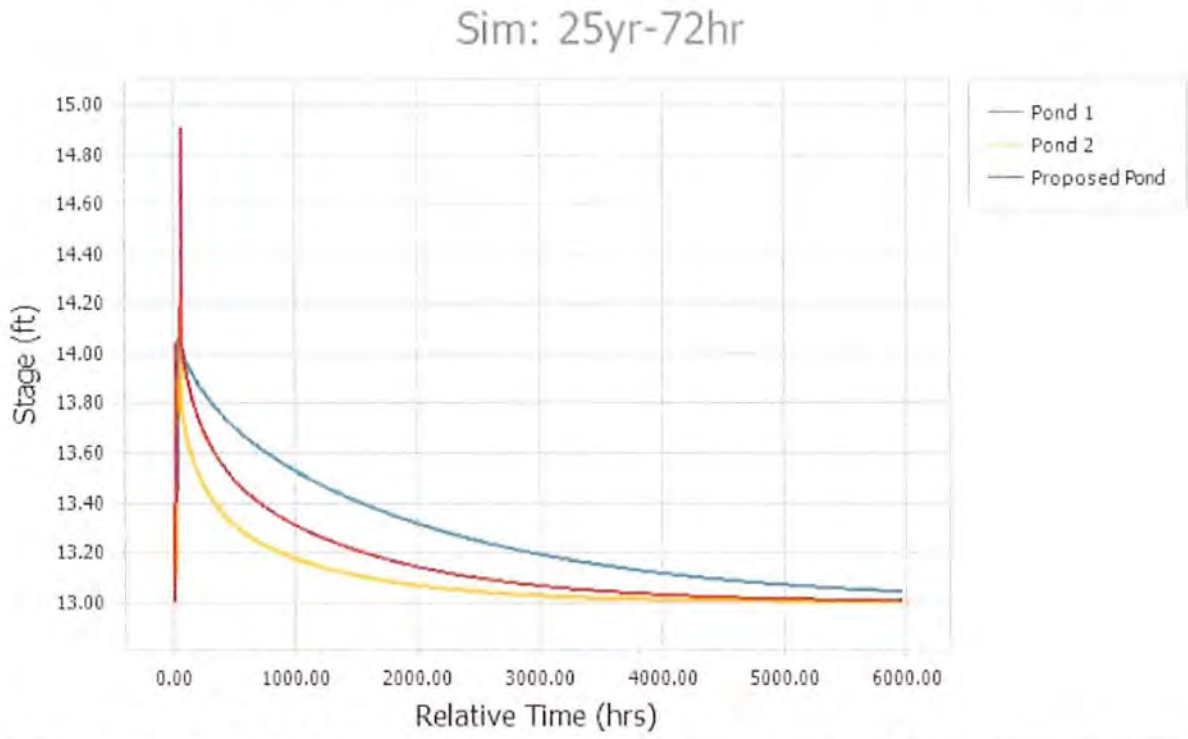


Figure 10: PCM 25 YR – 72 HR (Dry Continuous) Node Stage Time Series

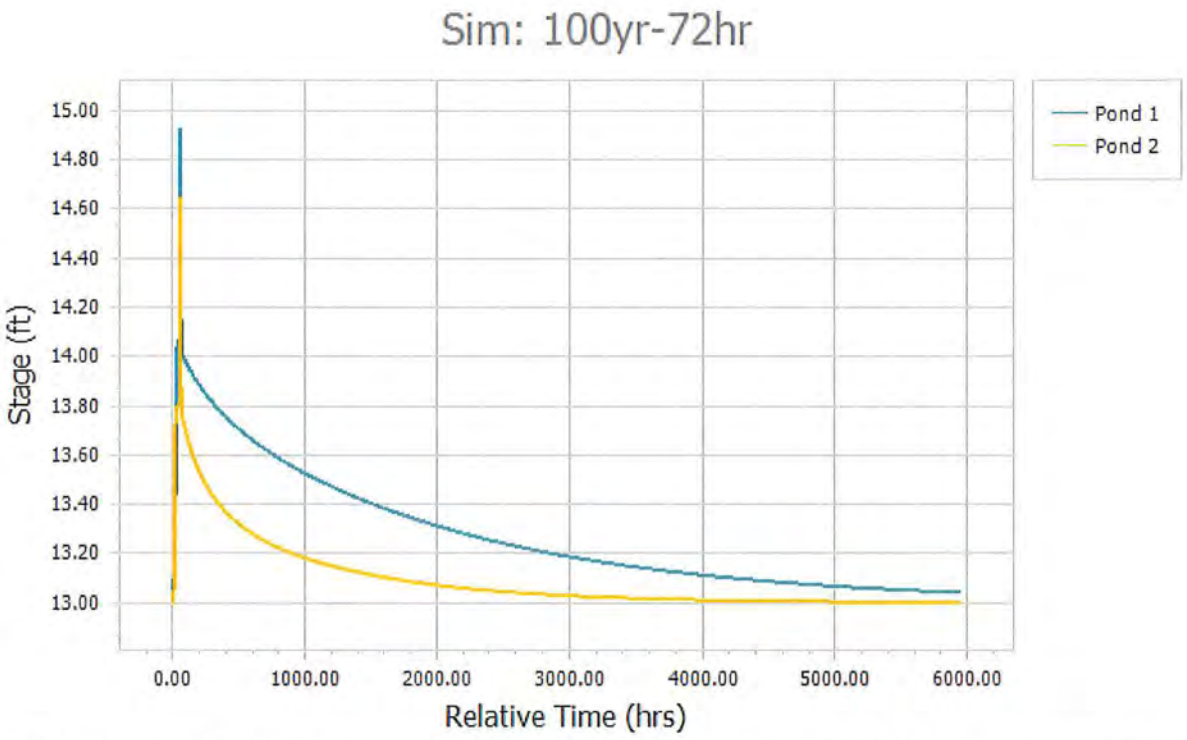


Figure 11: ECM 100 YR – 72 HR (Dry Continuous) Node Stage Time Series

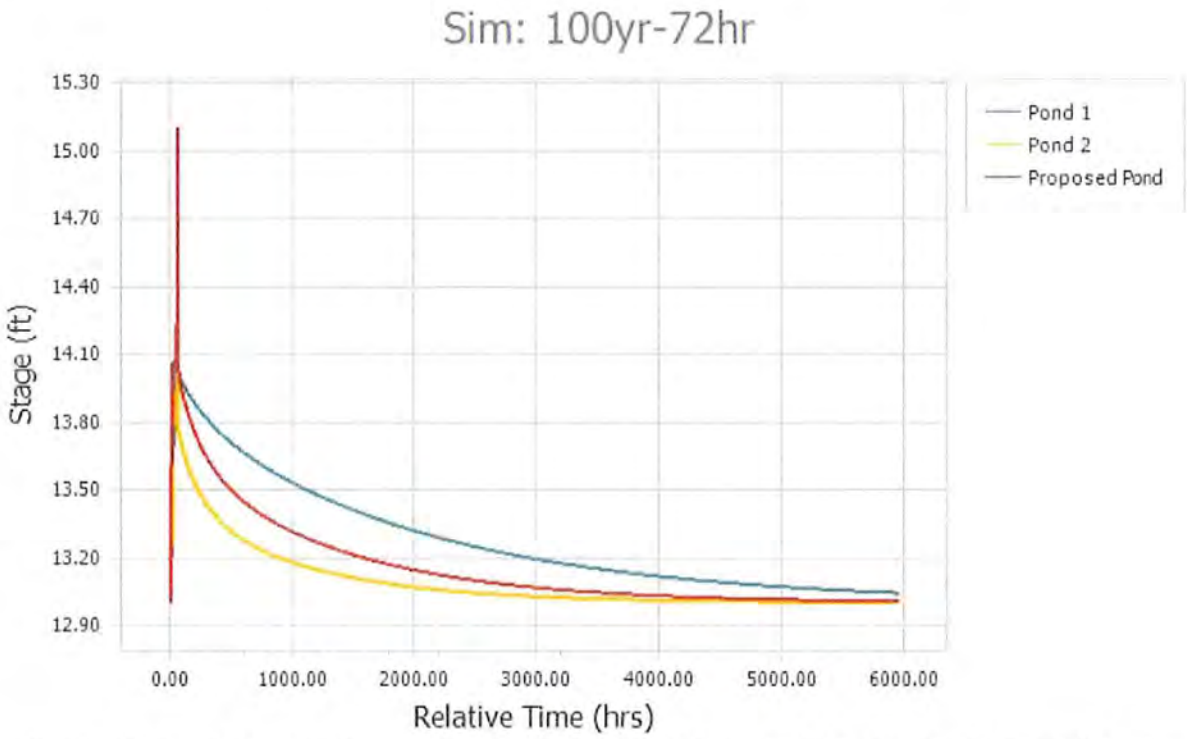
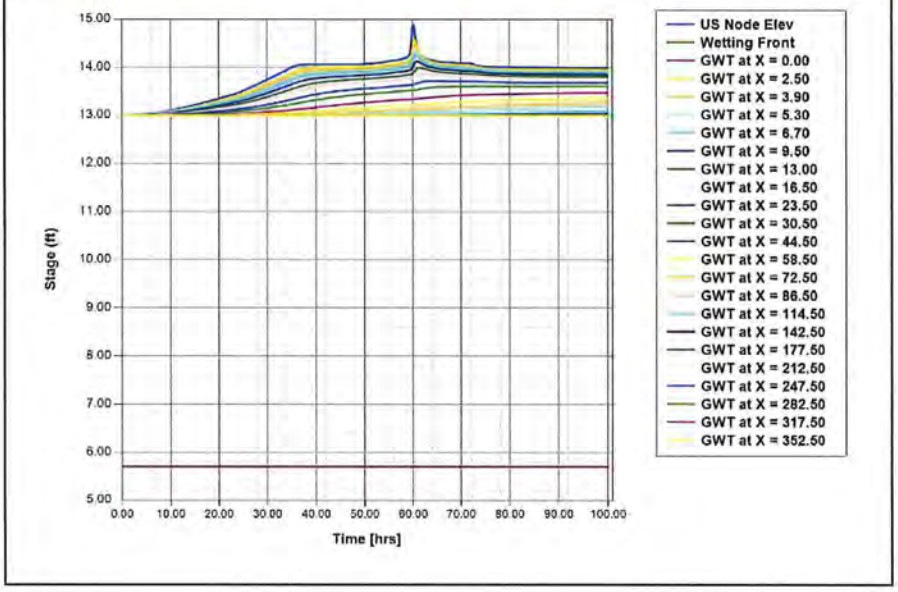


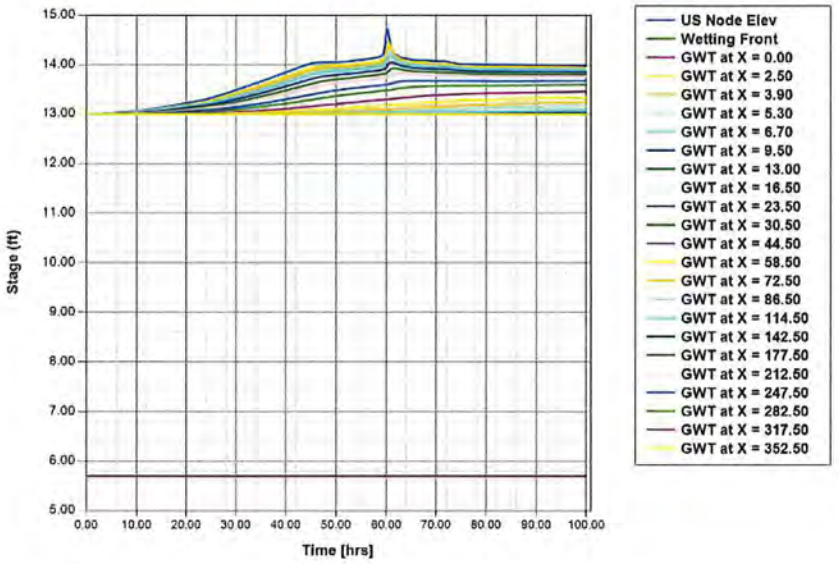
Figure 12: PCM 100 YR – 72 HR (Dry Continuous) Node Stage Time Series

EXISTING DESIGN/DRY CONTINUOUS GROUNDWATER MOUNDING REPORT

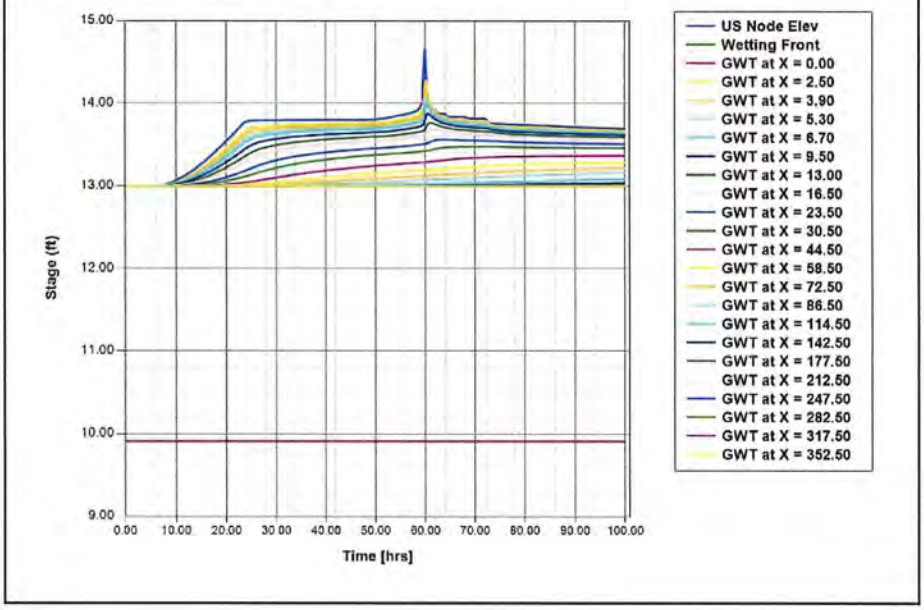
Perc Link: Perc 1 (Sim: 100yr-72hr) (Design Storm)



Perc Link: Perc 1 (Sim: 25yr-72hr) [Design Storm]



Perc Link: Perc 2 (Sim: 100yr-72hr) [Design Storm]



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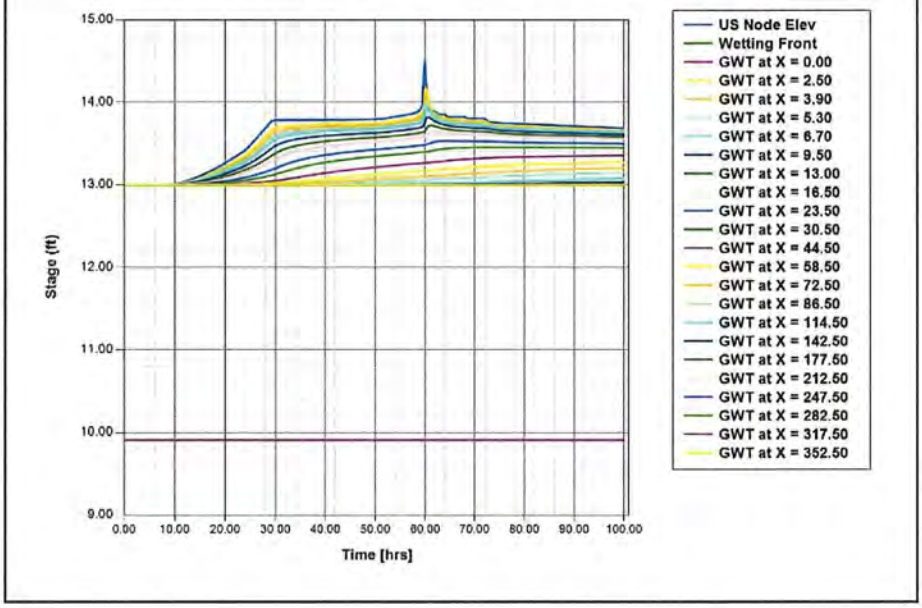
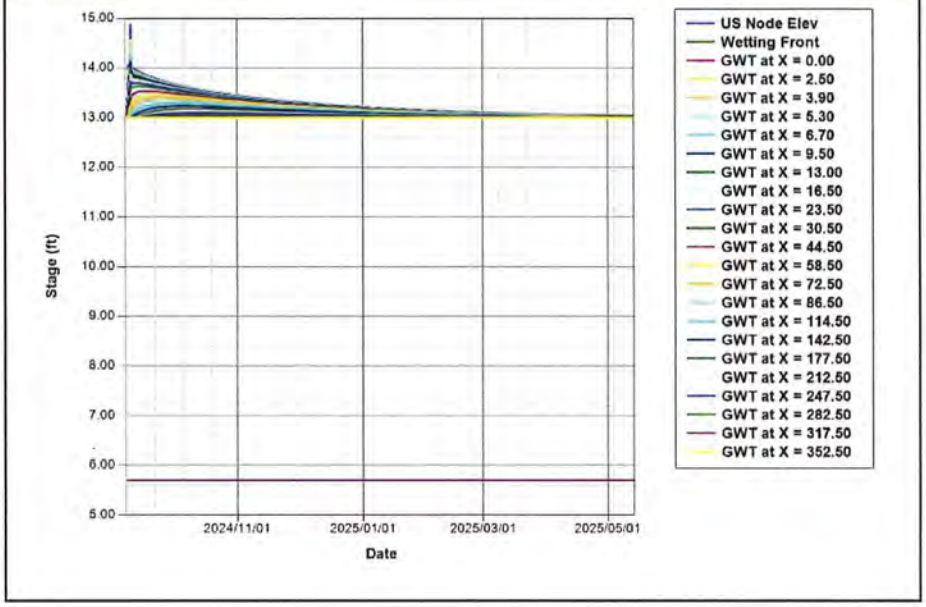


Perc Link: Perc 1 (Sim: 100yr-72hr) [Dry]



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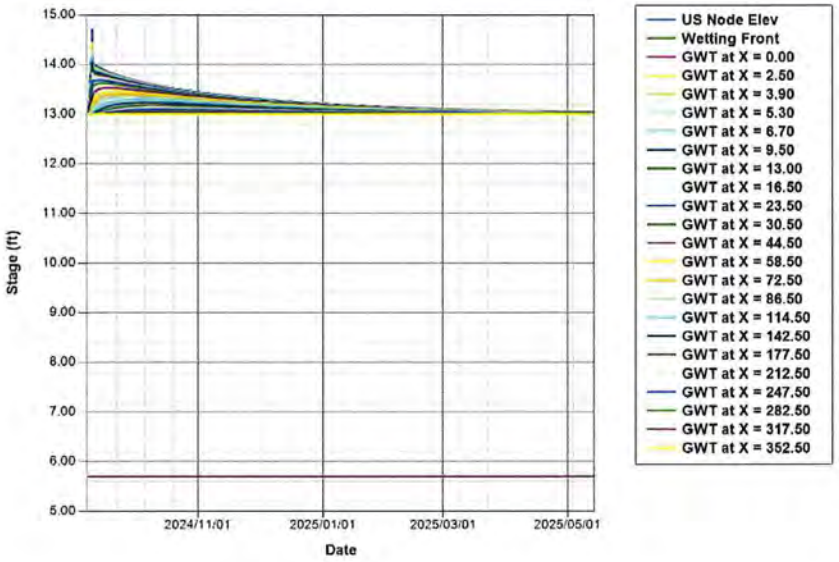

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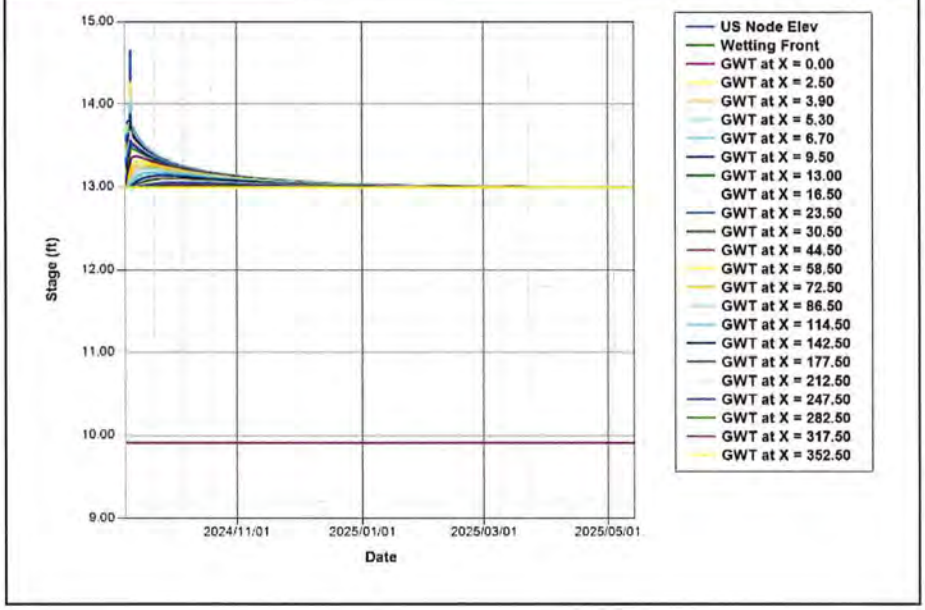

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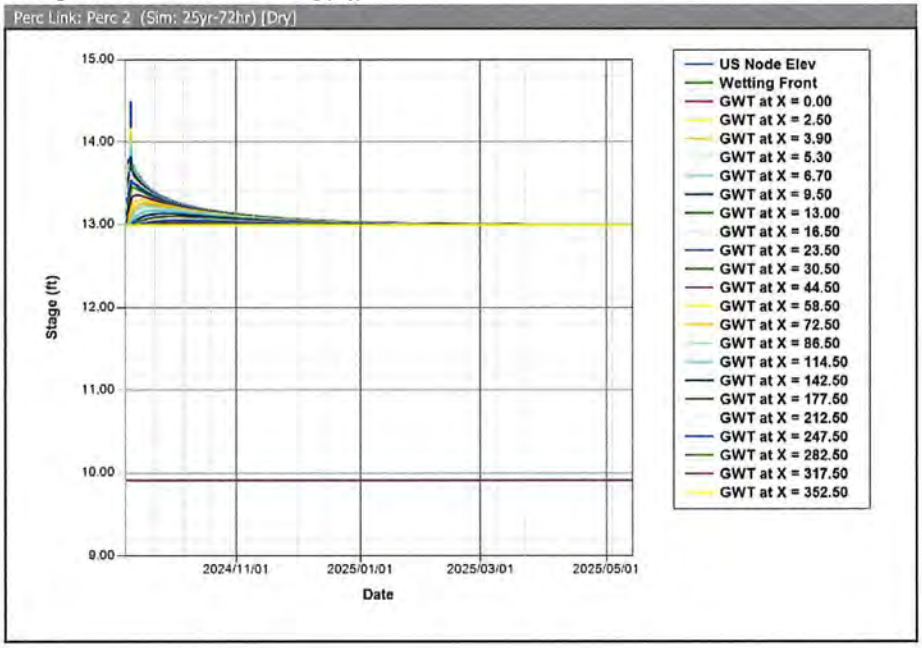

PROPOSED DESIGN/DRY CONTINUOUS GROUNDWATER MOUNDING REPORT

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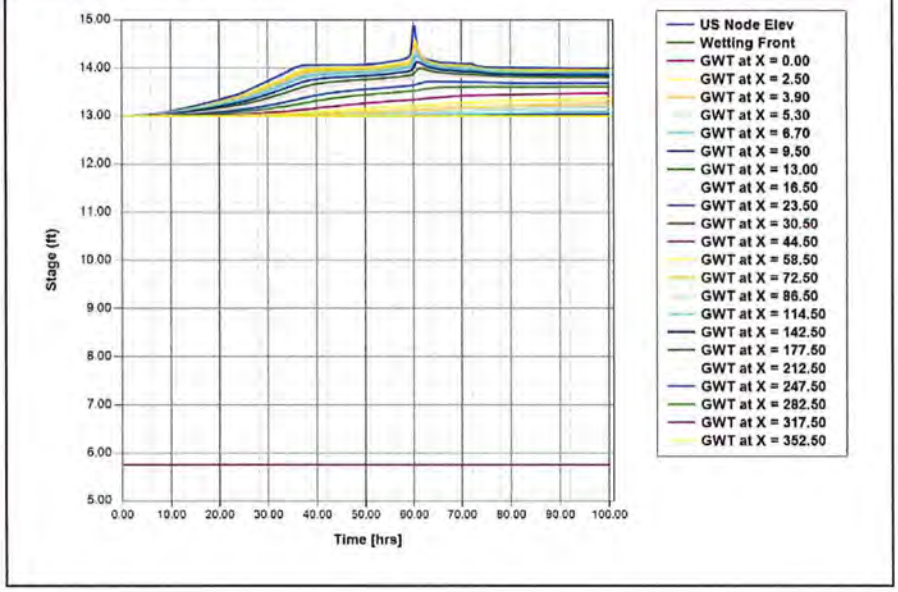

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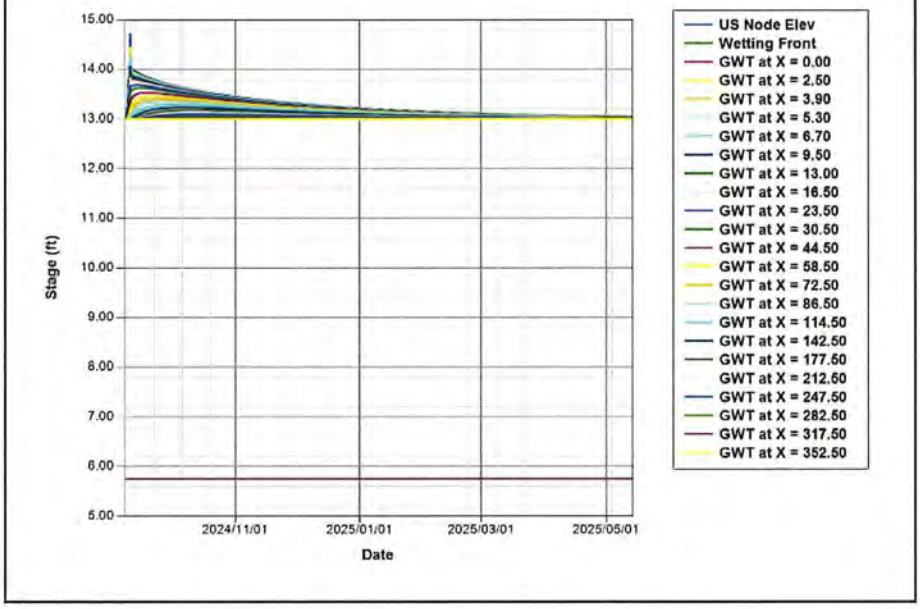

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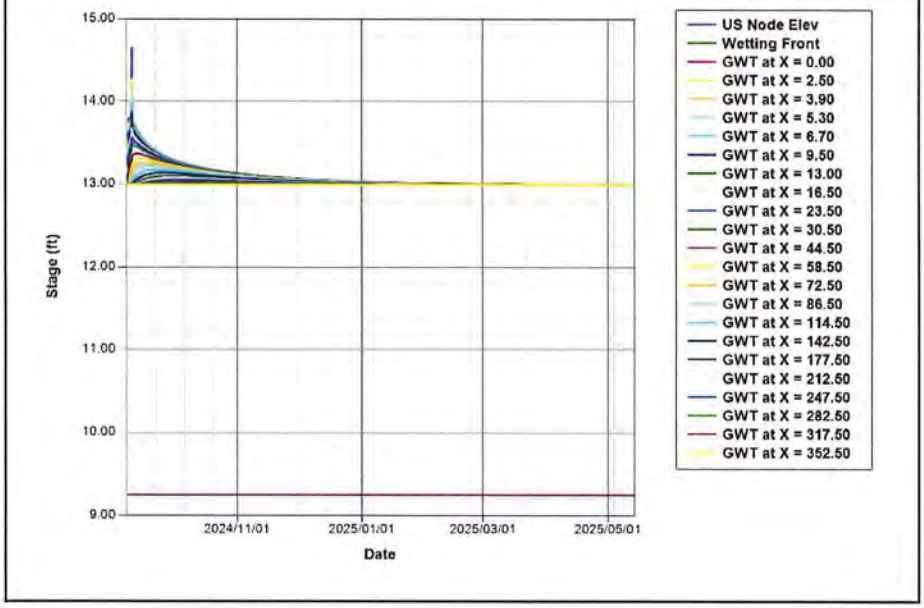

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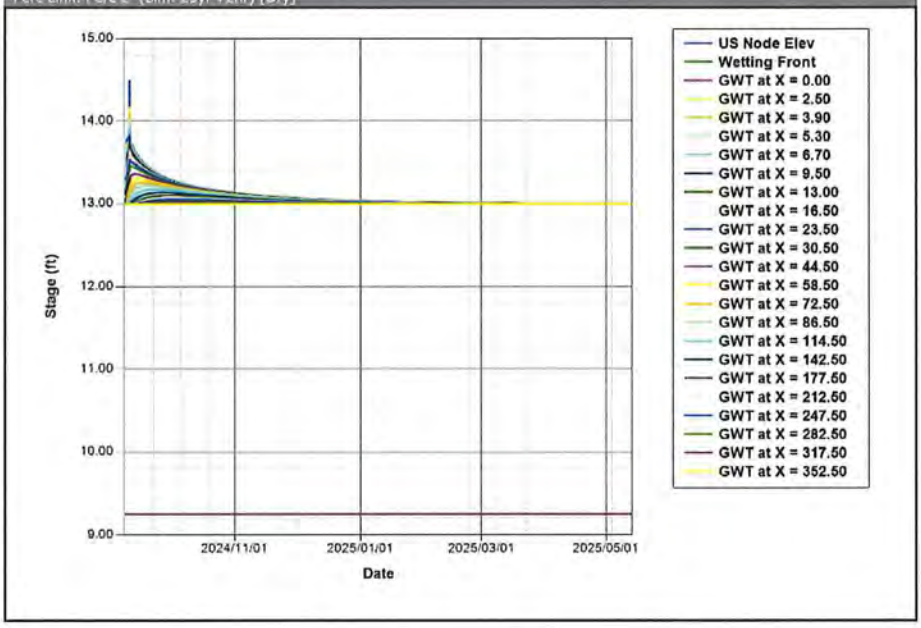

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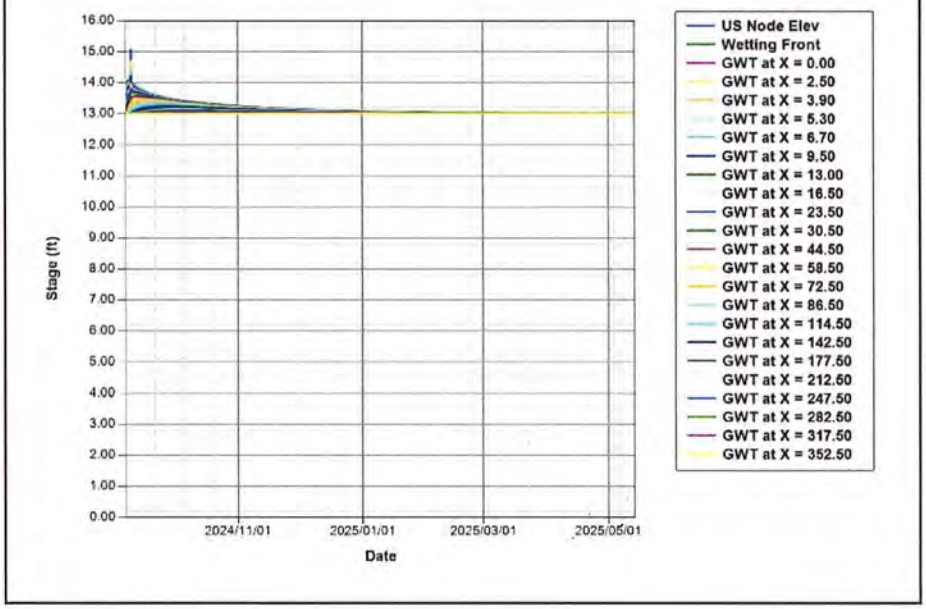

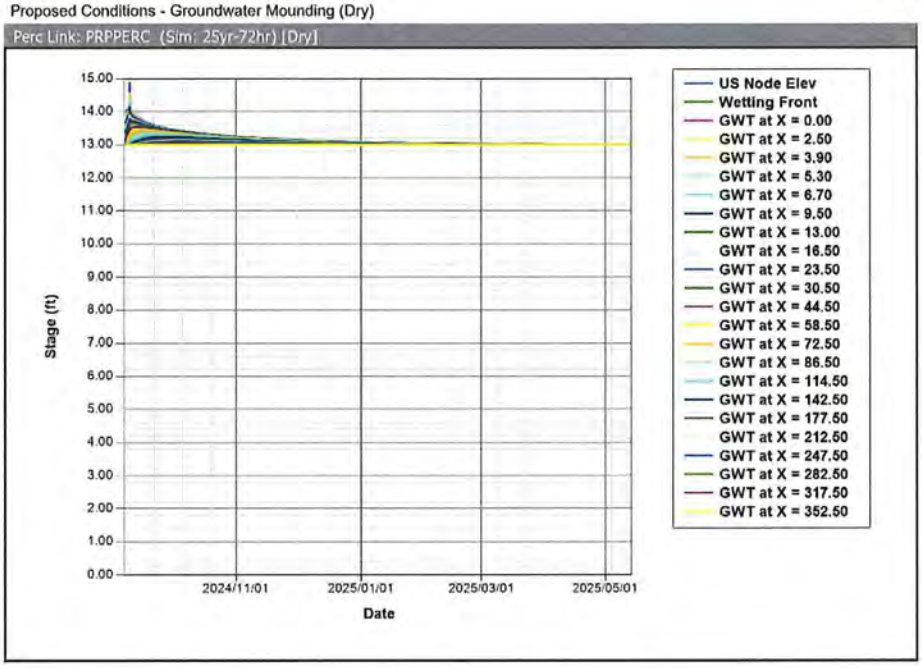
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13.00
12.00
11.00
10.00
9.00
8.00
7.00
6.00
5.00
4.00
3.00
2.00
1.00
0.00
2024/11/01
2025/01/01
2025/03/01
2025/05/01
Date
US Node Elev
Wetting Front
GWT at X = 0.00
GWT at X = 2.50
GWT at X = 3.90
GWT at X = 5.30
GWT at X = 6.70
GWT at X = 9.50
GWT at X = 13.00
GWT at X = 16.50
GWT at X = 23.50
GWT at X = 30.50
GWT at X = 44.50
GWT at X = 58.50
GWT at X = 72.50
GWT at X = 86.50
GWT at X = 114.50
GWT at X = 142.50
GWT at X = 177.50
GWT at X = 212.50
GWT at X = 247.50
GWT at X = 282.50
GWT at X = 317.50
GWT at X = 352.50

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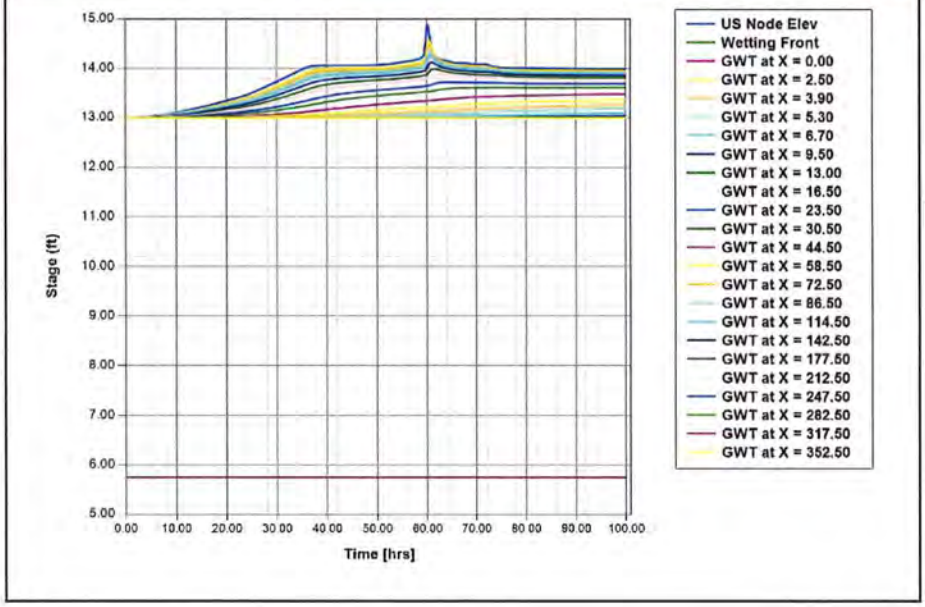

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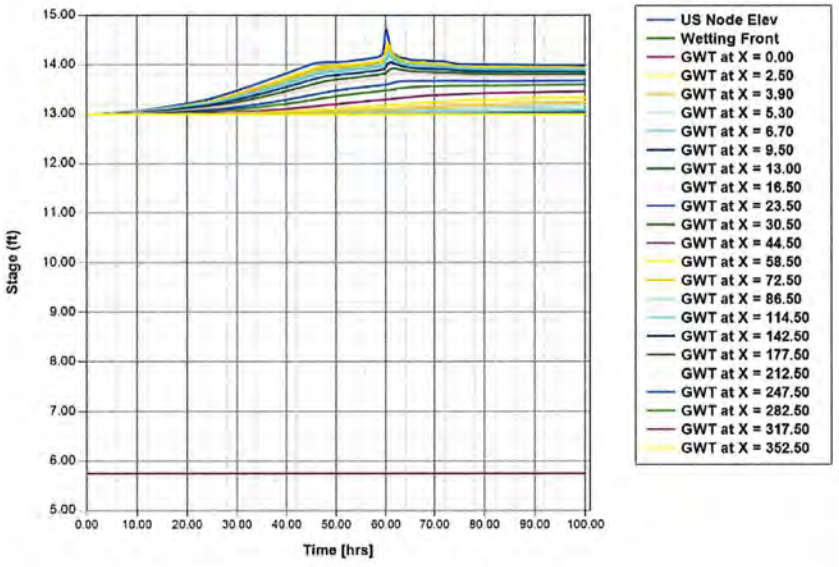

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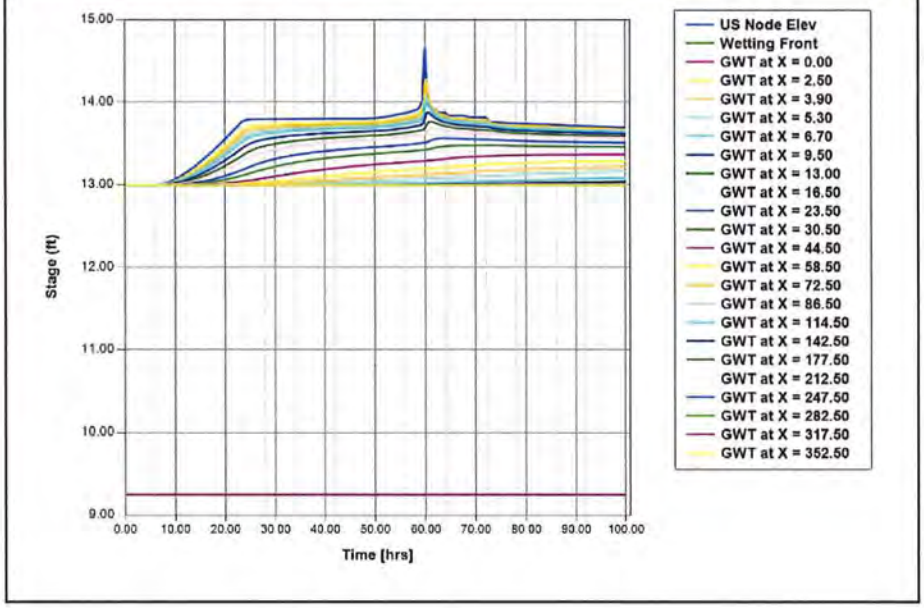

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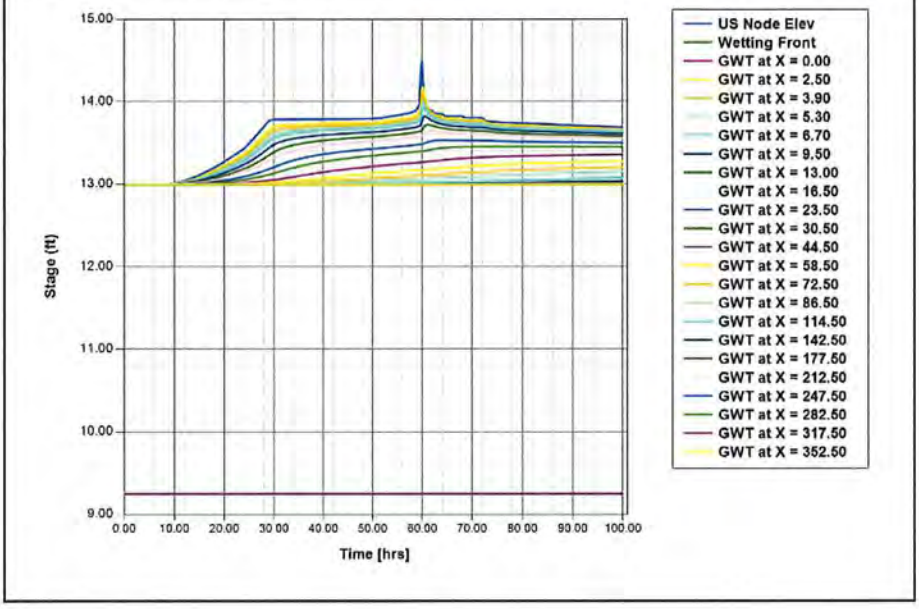
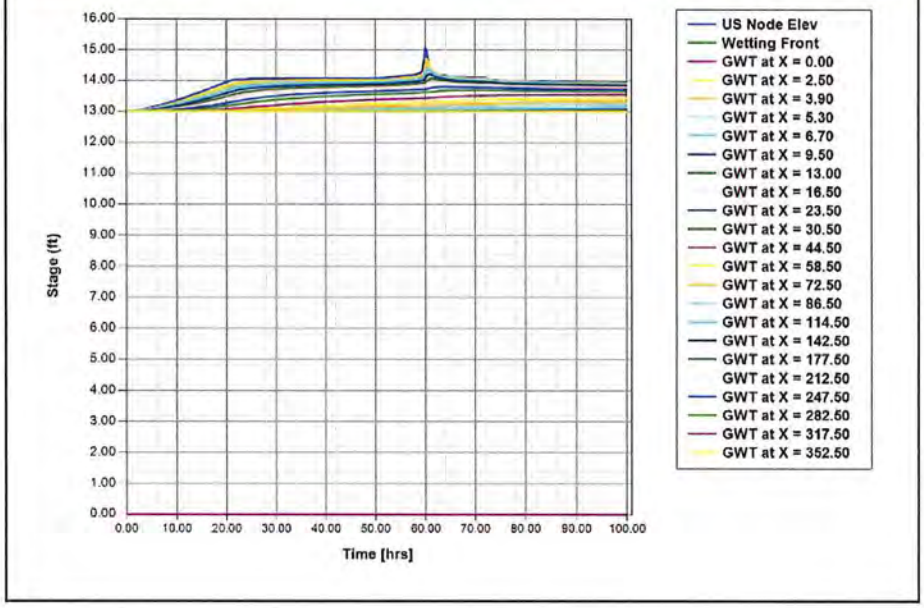
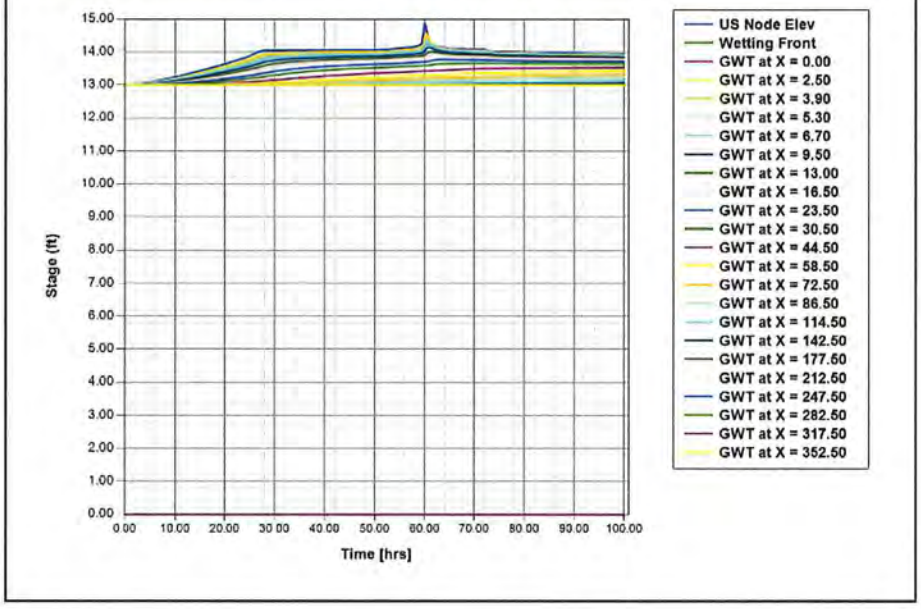


Perc Link: PRPPERC (Sim: 100yr-72hr) (Design)



Perc Link: PRPPERC (Sim: 25yr-72hr) [Design]



3. EXHIBITS

A. Lee County Property Information
B. Soil Report
    SCS-Soil Survey
    Lee County Soil Survey
C. Flood Map
D. Rainfall Maps

EXHIBIT A – LEE COUNTY PROPERTY INFORMATION

Property Data

STRAP: 32-47-26-00-00001.0250 Folio ID: 10353746

Tax Roll Value Letter 2025

Generated on 10/13/2025 11:49 AM

Owner Of Record - Sole Owner
[Change Mailing Address]

MANNA CHRISTIAN MISSIONS INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Site Address
Site Address maintained by E911 Program Addressing

13150 SNELL LN
BONITA SPRINGS FL 34135

Property Description
Do not use for legal documents!

W 1/2 OF NE 1/4 OF SW 1/4 OF SW 1/4 LESS N25FT RD R/W

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
47	26E	32		
Municipality	**Latitude**	**Longitude**		
Lee County Unincorporated - 0	26.33439	-81.73602		

View Parcel on Google Maps

Image of Structure

Property Values / Exemptions / TRIM Notices

Generated on 10/13/2025 11:49 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	665,000	665,000	665,000	665,000	0	0	665,000
2024 / Additional Info	2024 (Final Value)	665,000	665,000	665,000	665,000	0	0	665,000
2023 / Additional Info	2023 (Final Value)	5,049	5,049	5,049	5,049	0	0	5,049
2022 / Additional Info	2022 (Final Value)	5,000	5,000	5,000	5,000	0	0	5,000
2021 / Additional Info	2021 (Final Value)	5,000	5,000	5,000	5,000	0	0	5,000

2020 / Additional Info	2020 (Final Value)	5,000	5,000	5,000	5,000	0	0	5,000
2019 / Additional Info	2019 (Final Value)	5,000	5,000	5,000	5,000	0	0	5,000
2018 / Additional Info	2018 (Final Value)	5,000	5,000	5,000	5,000	0	0	5,000
2017 / Additional Info	2017 (Final Value)	44,251	44,251	44,251	5,500	0	0	5,500
2016	2016 (Final Value)	5,000	5,000	5,000	5,000	0	0	5,000
2015	2015 (Final Value)	5,000	5,000	5,000	5,000	0	0	5,000
2014	2014 (Final Value)	5,000	5,000	5,000	5,000	5,000	0	0
2013	2013 (Final Value)	5,000	5,000	5,000	5,000	5,000	0	0
2012	2012 (Final Value)	5,000	5,000	5,000	5,000	5,000	0	0
2011	2011 (Final Value)	5,000	5,000	5,000	5,000	5,000	0	0
2010	2010 (Final Value)	25,000	25,000	25,000	25,000	25,000	0	0
	2009 (Final Value)	25,000	25,000	25,000	25,000	25,000	0	0
	2008 (Final Value)	25,000	25,000	25,000	25,000	25,000	0	0
	2007 (Final Value)	25,000	25,000	0	25,000	25,000	0	0
	2006 (Final Value)	5,000	5,000	0	5,000	5,000	0	0
	2005 (Final Value)	70,000	70,000	0	70,000	70,000	0	0
	2004 (Final Value)	60,000	60,000	0	60,000	60,000	0	0
	2003 (Final Value)	45,000	45,000	0	45,000	45,000	0	0
	2002 (Final Value)	25,500	25,500	0	25,500	25,500	0	0
	2001 (Final Value)	21,000	21,000	0	21,000	21,000	0	0
	2000 (Final Value)	21,000	21,000	0	21,000	0	0	21,000
	1999 (Final Value)	21,000	21,000	0	21,000	0	0	21,000
	1998 (Final Value)	21,000	21,000	0	21,000	0	0	21,000
	1997 (Final Value)	21,000	21,000	0	21,000	0	0	21,000
	1996 (Final Value)	21,000	21,000	0	21,000	0	0	21,000
	1995 (Final Value)	25,000	25,000	0	25,000	0	0	25,000
	1994 (Final Value)	25,000	25,000	0	25,000	0	0	25,000
	1993 (Final Value)	25,000	25,000	0	25,000	0	0	25,000
	1992 (Final Value)	25,000	25,000	0	25,000	0	0	25,000

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (*F.S. 193.011*) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (*F.S. 193.461 (6) (a)*). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 10/12/2025)

Generated on 10/13/2025 11:49 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	4.75	Acres

Property Details (2025 Tax Roll)

Generated on 10/13/2025 11:49 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	4.75	Acres

Taxing Authorities

Generated on 10/13/2025 11:49 AM

BONITA SPRINGS FIRE / 086

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 10/13/2025 11:49 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
500,000.00	03/23/2023	2023000109696	17		V
65,000.00	07/10/2014	2014000182216	11		V
0.00	06/17/2014	2014000182219	11		V
0.00	01/14/2014	2014000011631	11		V

100.00	01/12/2001	3353/4189	03	V
0.00	05/01/1983	1679/3178	01	V
0.00	05/01/1983	1679/3177	01	V

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Building / Construction Permit Data

Generated on 10/13/2025 11:49 AM

Permit Number	Permit Type	Date

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Solid Waste (Garbage) Roll Data

Generated on 10/13/2025 11:49 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	-		0	0.00

Collection Days

Garbage	Recycling	Horticulture
Monday	Monday	Monday

Flood and Storm Information

Generated on 10/13/2025 11:49 AM

Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0678	F	8/28/2008	C

Generated on 10/13/2025 11:49 AM

Property Data

STRAP: 32-47-26-00-00001.021C Folio ID: 10353744

Tax Roll Value Letter 2025

Generated on 10/13/2025 11:48 AM

Owner Of Record - Sole Owner
[Change Mailing Address]

MANNA CHRISTIAN
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

Site Address
Site Address maintained by E911 Program Addressing

13140 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

Property Description
Do not use for legal documents!

W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4 FR 32-47-26-00-00001.021B

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
47	26E	32		
Municipality	**Latitude**	**Longitude**		
Lee County Unincorporated - 0	26.33262	-81.736		

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure

Property Values / Exemptions / TRIM Notices

Generated on 10/13/2025 11:48 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	31,119	31,119	31,119	31,119	0	0	31,119
2024 / Additional Info	2024 (Final Value)	31,129	31,129	31,129	31,129	0	0	31,129
2023 / Additional Info	2023 (Final Value)	32,825	32,825	32,825	30,250	0	0	30,250
2022 / Additional Info	2022 (Final Value)	32,500	32,500	32,500	27,500	0	0	27,500
2021 / Additional Info	2021 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000

2020 / Additional Info	2020 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000
2019 / Additional Info	2019 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000
2018 / Additional Info	2018 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000
2017 / Additional Info	2017 (Final Value)	43,282	43,282	43,282	27,500	0	0	27,500
2016	2016 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000
2015	2015 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000
2014	2014 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000
2013	2013 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000
2012	2012 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000
2011	2011 (Final Value)	25,000	25,000	25,000	25,000	0	0	25,000
2010	2010 (Final Value)	100,000	100,000	100,000	100,000	0	0	100,000
	2009 (Final Value)	125,000	125,000	125,000	125,000	0	0	125,000
	2008 (Final Value)	175,000	175,000	175,000	175,000	0	0	175,000
	2007 (Final Value)	525,000	525,000	0	525,000	0	0	525,000
	2006 (Final Value)	525,000	525,000	0	525,000	0	0	525,000
	2005 (Final Value)	70,000	70,000	0	70,000	0	0	70,000
	2004 (Final Value)	95,000	95,000	0	95,000	0	0	95,000
	2003 (Final Value)	45,000	45,000	0	45,000	0	0	45,000
	2002 (Final Value)	27,000	27,000	0	27,000	0	0	27,000
	2001 (Final Value)	25,000	25,000	0	25,000	0	0	25,000
	2000 (Final Value)	25,000	25,000	0	25,000	0	0	25,000
	1999 (Final Value)	25,000	25,000	0	25,000	0	0	25,000
	1998 (Final Value)	25,000	25,000	0	25,000	0	0	25,000
	1997 (Final Value)	33,600	33,600	0	33,600	0	0	33,600
	1996 (Final Value)	33,600	33,600	0	33,600	0	0	33,600
	1995 (Final Value)	40,000	40,000	0	40,000	0	0	40,000
	1994 (Final Value)	40,000	40,000	0	40,000	0	0	40,000
	1993 (Final Value)	40,000	40,000	0	40,000	0	0	40,000
	1992 (Final Value)	40,000	40,000	0	40,000	0	0	40,000

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

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(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 10/12/2025)

Generated on 10/13/2025 11:48 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	4.56	Acres
9671	Informal determination of wetlands	0.20	Acres

Property Details (2025 Tax Roll)

Generated on 10/13/2025 11:48 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	4.56	Acres
9671	informal determination of wetlands	0.20	Acres

Taxing Authorities

Generated on 10/13/2025 11:48 AM

BONITA SPRINGS FIRE / 086

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 10/13/2025 11:48 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
3,500.00	05/01/1977	1203/882	QC		V

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Building / Construction Permit Data

Generated on 10/13/2025 11:48 AM

Permit Number	Permit Type	Date
404414	Commercial	06/08/1984

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Solid Waste (Garbage) Roll Data

Generated on 10/13/2025 11:48 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	-		0	0.00

Collection Days

Garbage	Recycling	Horticulture
Monday	Monday	Monday

Flood and Storm Information

Generated on 10/13/2025 11:48 AM

Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0678	F	8/28/2008	C

Generated on 10/13/2025 11:48 AM

Property Data

STRAP: 32-47-26-00-00001.021B Folio ID: 10353743

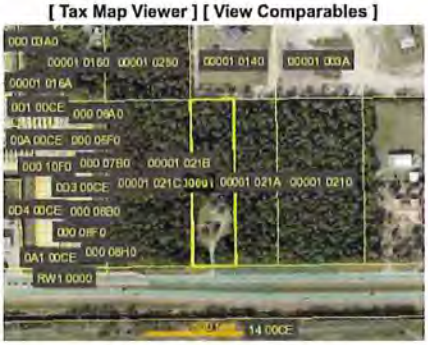
Tax Roll Value Letter 2025

Generated on 10/13/2025 11:50 AM

Owner Of Record - Sole Owner
[Change Mailing Address]

OLDE TOWN DEVELOPMENT INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Site Address
Site Address maintained by E911 Program Addressing

13150 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

Property Description
Do not use for legal documents!

THE W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4

Attributes and Location Details

Total Bedrooms / Bathrooms	1 / 1.0
Gross Living Area	1,088
1st Year Building on Tax Roll	1974
Historic Designation	No

Township	Range	Section	Block	Lot
47	26E	32		
Municipality	**Latitude**	**Longitude**		
Lee County Unincorporated - 0	26.33263	-81.73525		

View Parcel on Google Maps

Image of Structure

Photo Date August of 2003 ☐ View other photos

Last Inspection Date: 06/16/2023

Property Values / Exemptions / TRIM Notices

Generated on 10/13/2025 11:50 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	210,191	18,386	210,191	110,641	0	0	110,641
2024 / Additional Info	2024 (Final Value)	100,583	18,386	100,583	100,583	0	0	100,583
2023 / Additional Info	2023 (Final Value)	211,325	18,750	211,325	156,060	0	0	156,060

2022 / Additional Info	2022 (Final Value)	207,179	18,750	207,179	141,873	0	0	141,873
2021 / Additional Info	2021 (Final Value)	152,273	12,500	152,273	128,975	0	0	128,975
2020 / Additional Info	2020 (Final Value)	143,737	12,500	143,737	117,250	0	0	117,250
2019 / Additional Info	2019 (Final Value)	106,591	12,500	106,591	106,591	0	0	106,591
2018 / Additional Info	2018 (Final Value)	107,400	12,500	107,400	97,692	0	0	97,692
2017 / Additional Info	2017 (Final Value)	96,093	12,500	96,093	88,811	0	0	88,811
2016	2016 (Final Value)	80,737	12,500	80,737	80,737	0	0	80,737
2015	2015 (Final Value)	98,601	12,500	98,601	77,563	0	0	77,563
2014	2014 (Final Value)	77,700	12,500	77,700	70,512	0	0	70,512
2013	2013 (Final Value)	64,102	12,500	64,102	64,102	0	0	64,102
2012	2012 (Final Value)	77,107	23,232	77,107	58,377	0	0	58,377
2011	2011 (Final Value)	53,070	12,500	53,070	53,070	0	0	53,070
2010	2010 (Final Value)	99,993	50,000	99,993	99,993	0	0	99,993
	2009 (Final Value)	94,560	62,500	94,560	94,560	0	0	94,560
	2008 (Final Value)	120,050	87,500	120,050	120,050	0	0	120,050
	2007 (Final Value)	295,790	262,500	0	295,790	0	0	295,790
	2006 (Final Value)	286,160	262,500	0	286,160	0	0	286,160
	2005 (Final Value)	59,000	35,000	0	59,000	0	0	59,000
	2004 (Final Value)	69,630	47,500	0	69,630	0	0	69,630
	2003 (Final Value)	37,450	15,000	0	37,450	0	0	37,450
	2002 (Final Value)	36,260	13,500	0	36,260	0	0	36,260
	2001 (Final Value)	35,570	12,500	0	32,940	25,500	0	7,440
	2000 (Final Value)	31,980	12,500	0	31,980	25,500	0	6,480
	1999 (Final Value)	32,240	12,500	0	32,240	25,500	0	6,740
	1998 (Final Value)	33,430	12,500	0	33,430	25,500	0	7,930
	1997 (Final Value)	38,000	16,800	0	38,000	25,500	0	12,500
	1996 (Final Value)	38,270	16,800	0	38,270	25,500	0	12,770
	1995 (Final Value)	41,740	20,000	0	41,740	25,500	0	16,240
	1994 (Final Value)	42,020	20,000	0	42,020	25,500	0	16,520
	1993 (Final Value)	42,290	20,000	0	42,290	25,500	0	16,790
	1992 (Final Value)	42,560	20,000	0	42,560	25,500	0	17,060

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (*F.S. 193.011*) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (*F.S. 193.461 (6) (a)*). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

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The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 10/12/2025)

Generated on 10/13/2025 11:50 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	2.38	Acres

Land Features

Description	Year Added	Units
SLAB - CONCRETE	2009	216

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
97 - Cottage/Bungalow	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	**Bathrooms**	**Year Built**	**Effective Year Built**
1	1.0	1974	1988

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,088
PTO - PATIO	N	96

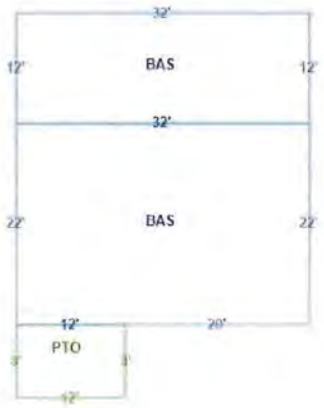
Building Features

Description	Year Added	Units
SHED - FRAME W/FLOOR	2009	648
CARPORT - UNFINISHED	2009	120
UTILITY - FINISHED	2009	96

Building Front Photo

Photo Date: August of 2003

Building Footprint



Property Details (2025 Tax Roll)

Generated on 10/13/2025 11:50 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	2.38	Acres

Land Features

Description	Year Added	Units
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Building 1 of 1

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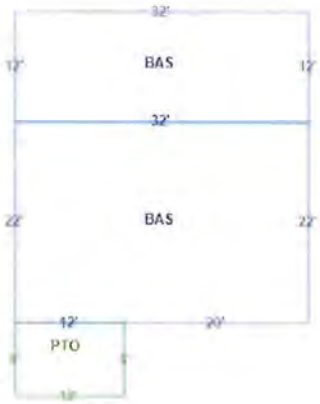

Taxing Authorities

Generated on 10/13/2025 11:50 AM

BONITA SPRINGS FIRE / 086

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398

		FORT MYERS FL 33902-0398
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27781 BONITA GRANDE DR BONITA SPRINGS FL 34135
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 10/13/2025 11:50 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
43,000.00	10/29/2004	2496/4008	09		I
26,000.00	06/01/1977	1210/518	06		I
2,500.00	05/01/1974	1037/1730	01		V

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

Building / Construction Permit Data

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Permit Number	Permit Type	Date
RES2005-07469	Building Remodel / Repair	09/16/2005

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that

in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Solid Waste (Garbage) Roll Data

Generated on 10/13/2025 11:50 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	358.45

Collection Days

Garbage	Recycling	Horticulture
Monday	Monday	Monday

Flood and Storm Information

Generated on 10/13/2025 11:50 AM

Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0678	F	8/28/2008	C

Generated on 10/13/2025 11:50 AM

Property Data

STRAP: 32-47-26-00-00001.021A Folio ID: 10353742

Tax Roll Value Letter 2025

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Owner Of Record - Sole Owner
[Change Mailing Address]

MICHAEL P QUINN TRUST
141 ALFALFA LN
WHITTIER NC 28789

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Site Address
Site Address maintained by E911 Program Addressing

13180 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

Property Description
Do not use for legal documents!

E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
47	26E	32		
Municipality	**Latitude**	**Longitude**		
Lee County Unincorporated - 0	26.33263	-81.73475		

View Parcel on Google Maps

Image of Structure

Property Values / Exemptions / TRIM Notices

Generated on 10/13/2025 11:51 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	18,386	18,386	18,386	18,386	0	0	18,386
2024 / Additional Info	2024 (Final Value)	18,386	18,386	18,386	16,638	0	0	16,638
2023 / Additional Info	2023 (Final Value)	18,937	18,937	18,937	15,125	0	0	15,125
2022 / Additional Info	2022 (Final Value)	18,750	18,750	18,750	13,750	0	0	13,750
2021 / Additional Info	2021 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500

2020 / Additional Info	2020 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500
2019 / Additional Info	2019 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500
2018 / Additional Info	2018 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500
2017 / Additional Info	2017 (Final Value)	29,312	29,312	29,312	13,750	0	0	13,750
2016	2016 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500
2015	2015 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500
2014	2014 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500
2013	2013 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500
2012	2012 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500
2011	2011 (Final Value)	12,500	12,500	12,500	12,500	0	0	12,500
2010	2010 (Final Value)	50,000	50,000	50,000	50,000	0	0	50,000
	2009 (Final Value)	62,500	62,500	62,500	62,500	0	0	62,500
	2008 (Final Value)	87,500	87,500	87,500	87,500	0	0	87,500
	2007 (Final Value)	262,500	262,500	0	262,500	0	0	262,500
	2006 (Final Value)	262,500	262,500	0	262,500	0	0	262,500
	2005 (Final Value)	35,000	35,000	0	35,000	0	0	35,000
	2004 (Final Value)	47,500	47,500	0	47,500	0	0	47,500
	2003 (Final Value)	15,000	15,000	0	15,000	0	0	15,000
	2002 (Final Value)	13,500	13,500	0	13,500	0	0	13,500
	2001 (Final Value)	12,500	12,500	0	12,500	0	0	12,500
	2000 (Final Value)	12,500	12,500	0	12,500	0	0	12,500
	1999 (Final Value)	12,500	12,500	0	12,500	0	0	12,500
	1998 (Final Value)	12,500	12,500	0	12,500	0	0	12,500
	1997 (Final Value)	16,800	16,800	0	16,800	0	0	16,800
	1996 (Final Value)	16,800	16,800	0	16,800	0	0	16,800
	1995 (Final Value)	20,000	20,000	0	20,000	0	0	20,000
	1994 (Final Value)	20,000	20,000	0	20,000	0	0	20,000
	1993 (Final Value)	20,000	20,000	0	20,000	0	0	20,000
	1992 (Final Value)	20,000	20,000	0	20,000	0	0	20,000

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(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 10/12/2025)

Generated on 10/13/2025 11:51 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	2.38	Acres

Property Details (2025 Tax Roll)

Generated on 10/13/2025 11:51 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	2.38	Acres

Taxing Authorities

Generated on 10/13/2025 11:51 AM

BONITA SPRINGS FIRE / 086

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
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SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 10/13/2025 11:51 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
400,000.00	04/30/2024	2024000135021	01		V
100.00	07/12/2007	2007000221912	01		V
26,000.00	03/01/1986	1835/2590	01		V
4,100.00	11/01/1984	1756/4113	03		V

Building / Construction Permit Data

Generated on 10/13/2025 11:51 AM

Permit Number	Permit Type	Date

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Solid Waste (Garbage) Roll Data

Generated on 10/13/2025 11:51 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	-		0	0.00

Collection Days

Garbage	Recycling	Horticulture
Monday	Monday	Monday

Flood and Storm Information

Generated on 10/13/2025 11:51 AM

Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0678	F	8/28/2008	C

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EXHIBIT B – SOIL REPORT

SCS – Soil Survey

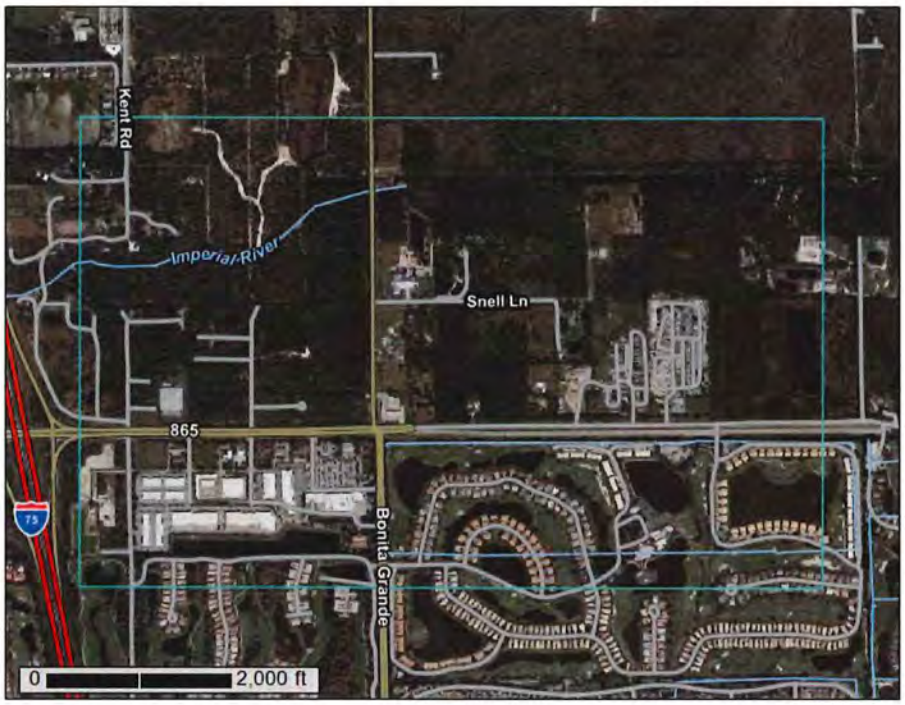
USDA United States Department of Agriculture

NRCS Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Lee County, Florida



September 15, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

Preface 2
How Soil Surveys Are Made 5
Soil Map 8
Soil Map 9
Legend 10
Map Unit Legend 11
Map Unit Descriptions 12
Lee County, Florida 14
6—Brynwood fine sand, wet, 0 to 2 percent slopes 14
13—Cypress Lake fine sand, 0 to 2 percent slopes 15
26—Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes 17
27—Pompano fine sand, frequently ponded, 0 to 1 percent slopes 20
28—Immokalee sand, 0 to 2 percent slopes 23
33—Oldsmar sand, 0 to 2 percent slopes 25
34—Malabar fine sand, 0 to 2 percent slopes 27
36—Immokalee sand-Urban land complex, 0 to 2 percent slopes 29
37—Satellite fine sand, 0 to 2 percent slopes 32
39—Isles fine sand, frequently ponded, 0 to 1 percent slopes 34
44—Malabar fine sand, frequently ponded, 0 to 1 percent slopes 36
49—Felda fine sand, frequently ponded, 0 to 1 percent slopes 38
64—Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes 41
69—Matlacha gravelly fine sand, 0 to 2 percent slopes 44
99—Water 46
102—Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes 46
111—Felda fine sand, ponded-Urban land complex, 0 to 1 percent slopes 48
116—Isles fine sand, ponded-Urban land complex, 0 to 1 percent slopes 52
119—Malabar fine sand-Urban land complex, 0 to 2 percent slopes 54
120—Malabar fine sand, ponded-Urban land complex, 0 to 1 percent slopes 57
127—Orsino fine sand-Urban land complex, 0 to 5 percent slopes 59
132—Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes 62
134—Satellite fine sand-Urban land complex, 0 to 2 percent slopes 65
References 68

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

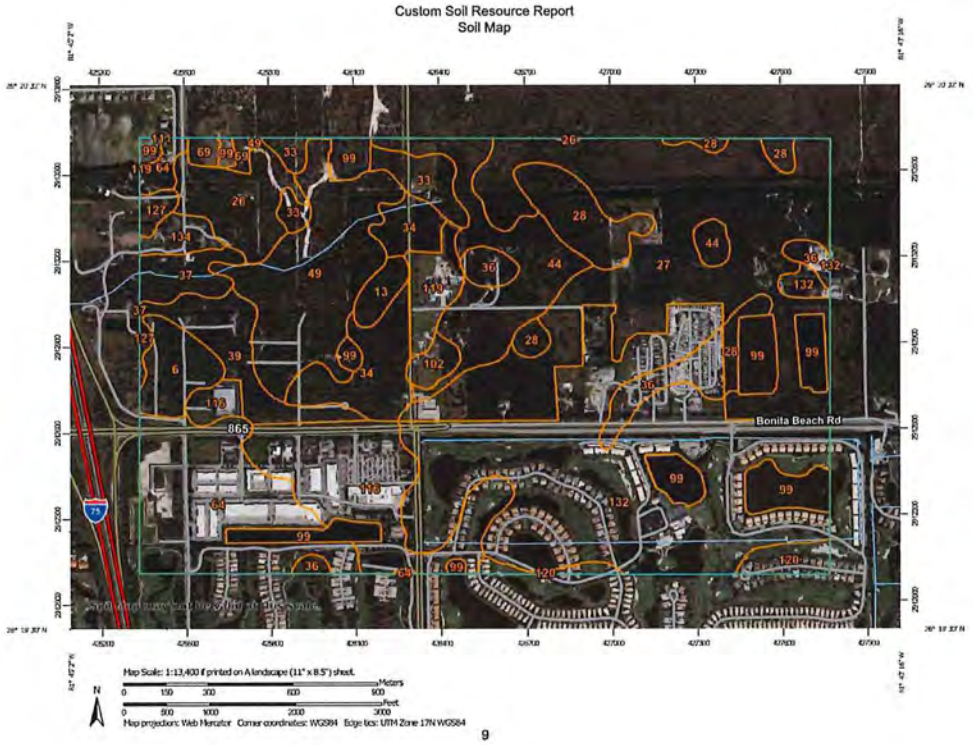
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


Custom Soil Resource Report
Soil Map
Bonita Beach Rd
865
75
Map Scale: 1:13,400 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84
N

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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 22, Aug 21, 2024

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Brynwood fine sand, wet, 0 to 2 percent slopes	17.1	1.9%
13	Cypress Lake fine sand, 0 to 2 percent slopes	6.7	0.7%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	27.1	2.9%
27	Pompano fine sand, frequently ponded, 0 to 1 percent slopes	169.9	18.5%
28	Immokalee sand, 0 to 2 percent slopes	33.5	3.6%
33	Oldsmar sand, 0 to 2 percent slopes	17.5	1.9%
34	Malabar fine sand, 0 to 2 percent slopes	34.8	3.8%
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	24.3	2.6%
37	Satellite fine sand, 0 to 2 percent slopes	12.9	1.4%
39	Isles fine sand, frequently ponded, 0 to 1 percent slopes	24.6	2.7%
44	Malabar fine sand, frequently ponded, 0 to 1 percent slopes	50.7	5.5%
49	Felda fine sand, frequently ponded, 0 to 1 percent slopes	66.6	7.3%
64	Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes	73.9	8.0%
69	Matlacha gravelly fine sand, 0 to 2 percent slopes	4.3	0.5%
99	Water	50.7	5.5%
102	Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes	5.5	0.6%
111	Felda fine sand, ponded-Urban land complex, 0 to 1 percent slopes	0.0	0.0%
116	Isles fine sand, ponded-Urban land complex, 0 to 1 percent slopes	65.4	7.1%
119	Malabar fine sand-Urban land complex, 0 to 2 percent slopes	13.7	1.5%
120	Malabar fine sand, ponded-Urban land complex, 0 to 1 percent slopes	11.6	1.3%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
127	Orsino fine sand-Urban land complex, 0 to 5 percent slopes	5.4	0.6%
132	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes	194.6	21.2%
134	Satellite fine sand-Urban land complex, 0 to 2 percent slopes	7.5	0.8%
Totals for Area of Interest		**918.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lee County, Florida

6—Brynwood fine sand, wet, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlfc
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Brynwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brynwood

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 2 inches: fine sand
Eg - 2 to 7 inches: fine sand
Bw - 7 to 12 inches: fine sand
2R - 12 to 22 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 2 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 5.95 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Minor Components

Cypress lake

Percent of map unit: 6 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Rock outcrop, misc

Percent of map unit: 5 percent
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Hydric soil rating: No

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Parkwood variant, mod. deep

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY140FL - Loamy and Clayey Flats and Hammocks
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G155XB341FL), Wetland Hardwood Hammock (R155XY012FL)
Hydric soil rating: No

13—Cypress Lake fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlds
Elevation: 0 to 60 feet
Mean annual precipitation: 42 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Wabasso
Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pineda
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Ft. drum
Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

26—Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes

Map Unit Setting
National map unit symbol: 2svyp
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition
Pineda and similar soils: 45 percent
Pineda, wet, and similar soils: 40 percent

Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting
Landform: Drainageways on marine terraces, flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile
A - 0 to 1 inches: fine sand
E - 1 to 5 inches: fine sand
Bw - 5 to 36 inches: fine sand
Btg/E - 36 to 54 inches: fine sandy loam
Cg - 54 to 80 inches: fine sand

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Description of Pineda, Wet

Setting
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile
A - 0 to 1 inches: fine sand
E - 1 to 5 inches: fine sand

Bw - 5 to 36 inches: fine sand
Btg/E - 36 to 54 inches: fine sandy loam
Cg - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Felda

Percent of map unit: 6 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Valkaria

Percent of map unit: 2 percent
Landform: Drainageways on flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 2 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

27—Pompano fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sm5f
Elevation: 0 to 160 feet
Mean annual precipitation: 38 to 64 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 340 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Pompano and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pompano

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy marine deposits

Typical profile

A - 0 to 12 inches: fine sand
C - 12 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Minor Components

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Myakka

Percent of map unit: 2 percent
Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Malabar

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Anclote

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Placid

Percent of map unit: 1 percent
Landform: Depressions on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Adamsville

Percent of map unit: 1 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Upland Hardwood Hammock (R155XY008FL)
Hydric soil rating: No

28—Immokalee sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2s3ll
Elevation: 0 to 150 feet
Mean annual precipitation: 42 to 57 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Immokalee and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 9 inches: sand
E - 9 to 36 inches: sand
Bh - 36 to 55 inches: sand
C - 55 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Valkaria
Percent of map unit: 5 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Oldsmar
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pomello
Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Satellite
Percent of map unit: 2 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sand Pine Scrub (R155XY001FL), Sandy soils on rises and knolls of mesic uplands (G155XB131FL)
Hydric soil rating: No

Felda
Percent of map unit: 1 percent

Landform: Drainageways on marine terraces, flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

33—Oldsmar sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sm4p
Elevation: 0 to 80 feet
Mean annual precipitation: 42 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Oldsmar and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Oldsmar

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 38 inches: sand
Bh - 38 to 50 inches: sand
Btg - 50 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Immokalee

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Holopaw

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 2 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL), Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

34—Malabar fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svz3
Elevation: 10 to 140 feet
Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Malabar and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabar

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 17 inches: fine sand
Bw - 17 to 42 inches: fine sand
Btg - 42 to 59 inches: fine sandy loam
Cg - 59 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained

Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Valkaria

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

36—Immokalee sand-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9c1
Elevation: 0 to 150 feet
Mean annual precipitation: 42 to 68 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Immokalee and similar soils: 43 percent
Urban land: 35 percent
Minor components: 22 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 9 inches: sand
E - 9 to 36 inches: sand
Bh - 36 to 55 inches: sand
C - 55 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Basinger

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pomello

Percent of map unit: 4 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope, interfluve, riser
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Satellite

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sand Pine Scrub (R155XY001FL), Sandy soils on rises and knolls of mesic uplands (G155XB131FL)
Hydric soil rating: No

Immokalee

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Felda

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear

Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Jenada

Percent of map unit: 1 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL), Slough (R155XY011FL)
Hydric soil rating: Yes

37—Satellite fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svzd
Elevation: 0 to 80 feet
Mean annual precipitation: 46 to 60 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Satellite and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Satellite

Setting

Landform: Rises on marine terraces, flatwoods on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Tread, rise, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 3 inches: fine sand
C1 - 3 to 65 inches: fine sand
C2 - 65 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (20.00 to 50.02 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Forage suitability group: Sandy soils on rises and knolls of mesic uplands (G155XB131FL)
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Minor Components

Myakka

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pompano

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Archbold

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Oldsmar

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Daytona

Percent of map unit: 2 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, tread, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Basinger

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

39—Isles fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2x9cv
Elevation: 0 to 150 feet
Mean annual precipitation: 42 to 65 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Isles and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Isles

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Loamy marine deposits over limestone

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 21 inches: fine sand
Btg - 21 to 47 inches: fine sandy loam
2R - 47 to 57 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 22 to 60 inches to lithic bedrock
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8w
Hydrologic Soil Group: B/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL), Salt Marsh (R155XY009FL)
Hydric soil rating: Yes

Minor Components

Pineda

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Felda
Percent of map unit: 5 percent
Landform: Flats on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Malabar
Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Pompano
Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

44—Malabar fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting
National map unit symbol: 2svz5
Elevation: 10 to 90 feet
Mean annual precipitation: 45 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Malabar and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabar

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 17 inches: fine sand
Bw - 17 to 42 inches: fine sand
Btg - 42 to 59 inches: fine sandy loam
Cg - 59 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Minor Components

Valkaria

Percent of map unit: 3 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Felda

Percent of map unit: 3 percent
Landform: Flats on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Delray

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

49—Felda fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzxb
Elevation: 0 to 150 feet
Mean annual precipitation: 46 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 335 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Felda and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Felda

Setting

Landform: Depressions on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
Eg - 7 to 24 inches: fine sand
Btg - 24 to 36 inches: fine sandy loam
Cg - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Floridana

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave

Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Eaton

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F154XA012FL - Wet Rich Forests And Woodlands
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G154XB345FL), Freshwater Marshes and Ponds (R154XY010FL)
Hydric soil rating: Yes

Kaliga

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Myakka

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Sanibel

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

64—Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlfd
Elevation: 0 to 80 feet
Mean annual precipitation: 42 to 70 inches
Mean annual air temperature: 70 to 79 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Brynwood and similar soils: 45 percent
Urban land: 33 percent
Minor components: 22 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brynwood

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 2 inches: fine sand

Eg - 2 to 7 inches: fine sand
Bw - 7 to 12 inches: fine sand
2R - 12 to 22 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 2 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 5.95 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Cypress lake

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Dania

Percent of map unit: 3 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL), Freshwater Marshes and Ponds (R156AY010FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Jenada

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Pompano

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Brynwood

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Clewiston

Percent of map unit: 2 percent
Landform: Flats on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

69—Matlacha gravelly fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9db
Elevation: 0 to 30 feet
Mean annual precipitation: 45 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Matlacha and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Matlacha

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: Sandy mine spoil or earthy fill over sandy marine deposits

Typical profile

^C - 0 to 35 inches: gravelly fine sand

2Ab - 35 to 40 inches: fine sand
2Eb - 40 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

Minor Components

Caloosa

Percent of map unit: 5 percent
Landform: Marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

St. augustine

Percent of map unit: 5 percent
Landform: Marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Linear
Across-slope shape: Convex
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

99—Water

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups

Land capability classification (irrigated): None specified

Forage suitability group: Forage suitability group not assigned (G155XB999FL)

Other vegetative classification: Forage suitability group not assigned (G155XB999FL)

Hydric soil rating: Unranked

102—Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zldz

Elevation: 0 to 70 feet

Mean annual precipitation: 42 to 56 inches

Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 350 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Cypress lake and similar soils: 42 percent

Urban land: 36 percent

Minor components: 22 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cypress Lake

Setting

Landform: Flatwoods on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Parent material: Sandy and loamy marine deposits over limestone

Typical profile

A - 0 to 3 inches: fine sand

E - 3 to 14 inches: fine sand

E/B - 14 to 25 inches: fine sand

Btg - 25 to 30 inches: fine sandy loam

2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 8 to 40 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Brynwood

Percent of map unit: 8 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Ft. drum

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces, flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

111—Felda fine sand, ponded-Urban land complex, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2x9dv
Elevation: 0 to 150 feet

Mean annual precipitation: 46 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Felda and similar soils: 45 percent
Urban land: 38 percent
Minor components: 17 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Felda

Setting

Landform: Depressions on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
Eg - 7 to 24 inches: fine sand
Btg - 24 to 36 inches: fine sandy loam
Cg - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Floridana

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)
Hydric soil rating: Yes

Felda

Percent of map unit: 2 percent
Landform: Flats on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: No

Eaton

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F154XA012FL - Wet Rich Forests And Woodlands
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G154XB345FL), Freshwater Marshes and Ponds (R154XY010FL)
Hydric soil rating: Yes

Kaliga

Percent of map unit: 1 percent
Landform: Depressions on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Myakka

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Sanibel

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps

Other vegetative classification: Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

116—Isles fine sand, ponded-Urban land complex, 0 to 1 percent slopes

Map Unit Setting
National map unit symbol: 2x9cw
Elevation: 0 to 10 feet
Mean annual precipitation: 45 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition
Isles and similar soils: 43 percent
Urban land: 35 percent
Minor components: 22 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Isles

Setting
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Loamy marine deposits over limestone

Typical profile
A - 0 to 5 inches: fine sand
E - 5 to 21 inches: fine sand
Btg - 21 to 47 inches: fine sandy loam
2R - 47 to 57 inches: bedrock

Properties and qualities
Slope: 0 to 1 percent
Depth to restrictive feature: 22 to 60 inches to lithic bedrock
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8w
Hydrologic Soil Group: B/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL), Salt Marsh (R155XY009FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Pineda

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Felda

Percent of map unit: 5 percent
Landform: Flats on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Malabar

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Pompano

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Isles

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Forage suitability group not assigned (G155XB999FL), Salt Marsh (R155XY009FL)
Hydric soil rating: No

119—Malabar fine sand-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9cd
Elevation: 10 to 130 feet
Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Malabar and similar soils: 45 percent
Urban land: 38 percent
Minor components: 17 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabar

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 17 inches: fine sand
Bw - 17 to 42 inches: fine sand
Btg - 42 to 59 inches: fine sandy loam
Cg - 59 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G155XB999FL)

Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Valkaria
Percent of map unit: 5 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Oldsmar
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pineda
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Malabar
Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: No

Basinger
Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

120—Malabar fine sand, ponded-Urban land complex, 0 to 1 percent slopes

Map Unit Setting
National map unit symbol: 2x9cg
Elevation: 10 to 90 feet
Mean annual precipitation: 45 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition
Malabar and similar soils: 48 percent
Urban land: 40 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabar

Setting
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile
A - 0 to 5 inches: fine sand
E - 5 to 17 inches: fine sand
Bw - 17 to 42 inches: fine sand
Btg - 42 to 59 inches: fine sandy loam
Cg - 59 to 80 inches: loamy fine sand

Properties and qualities
Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Description of Urban Land

Setting
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups
Land capability classification (irrigated): None specified
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Valkaria
Percent of map unit: 3 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Pineda
Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)

Hydric soil rating: Yes

Felda

Percent of map unit: 3 percent
Landform: Flats on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Malabar

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: No

Delray

Percent of map unit: 1 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

127—Orsino fine sand-Urban land complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2x9dp
Elevation: 0 to 130 feet
Mean annual precipitation: 44 to 63 inches
Mean annual air temperature: 66 to 77 degrees F
Frost-free period: 335 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Orsino and similar soils: 45 percent

Urban land: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Orsino

Setting
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, tread
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits and/or eolian deposits

Typical profile
A - 0 to 2 inches: fine sand
E - 2 to 23 inches: fine sand
Bw and Bh/E - 23 to 43 inches: fine sand
Bw - 43 to 62 inches: fine sand
C - 62 to 80 inches: fine sand

Properties and qualities
Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: About 42 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Description of Urban Land

Setting
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Cassia

Percent of map unit: 5 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Tavares

Percent of map unit: 5 percent
Landform: Ridges on marine terraces, knolls on marine terraces, hills on marine terraces, flatwoods on marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Side slope, interfluve, tread, rise
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Daytona

Percent of map unit: 3 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, tread, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Immokalee

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear

Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

132—Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2x9f6
Elevation: 10 to 90 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Pompano and similar soils: 48 percent
Urban land: 40 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pompano

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy marine deposits

Typical profile

A - 0 to 12 inches: fine sand
C - 12 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Hydric soil rating: Unranked

Minor Components

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Myakka

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Malabar

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Pompano

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: No

Anclote

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Placid

Percent of map unit: 1 percent
Landform: Drainageways on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Adamsville

Percent of map unit: 1 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Upland Hardwood Hammock (R155XY008FL)
Hydric soil rating: No

134—Satellite fine sand-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9cl
Elevation: 0 to 80 feet
Mean annual precipitation: 45 to 61 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Satellite and similar soils: 47 percent
Urban land: 40 percent
Minor components: 13 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Satellite

Setting

Landform: Flatwoods on marine terraces, rises on marine terraces
Landform position (three-dimensional): Tread, talf, rise
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 3 inches: fine sand
C1 - 3 to 65 inches: fine sand
C2 - 65 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (20.00 to 50.02 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands

Forage suitability group: Sandy soils on rises and knolls of mesic uplands (G155XB131FL)
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Daytona

Percent of map unit: 3 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, tread, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Archbold

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope, interfluve, tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave

Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Myakka

Percent of map unit: 2 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

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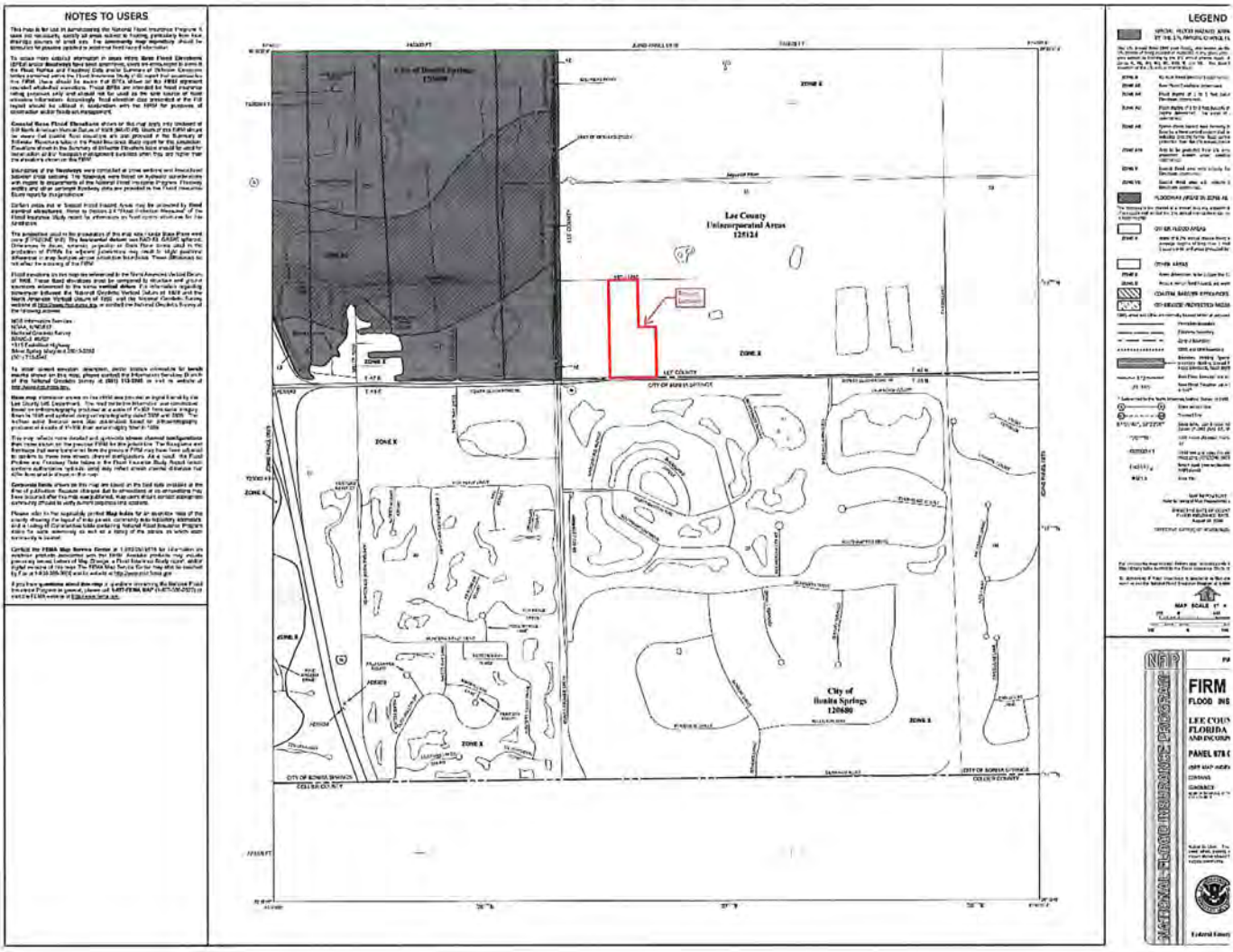
EXHIBIT C – FLOOD MAP

(F.I.R.M Panel No. 12071C0678F)



4. EXISTING DESIGN/DRY CONTINUOUS INPUT REPORT

A. Input Report

4A. INPUT REPORT

Manual Basin: B1

Scenario: Design Storm
Node: Pond 1
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 19.9081 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.4046	RANGELAND	44			
2.1878	LOW-DENSITY RESIDENTIAL	44			
0.8817	UPLAND FORESTS	44			
1.0670	INSTITUTIONAL	44			
4.0843	INSTITUTIONAL	119			
3.5724	IMPERVIOUS	119			
0.1156	WETLAND	119			
3.8147	LOW-DENSITY RESIDENTIAL	36			
0.9699	UPLAND FORESTS	36			
0.0484	IMPERVIOUS	44			
0.2564	INSTITUTIONAL	36			
0.1405	IMPERVIOUS	36			
1.1836	WATER	119			
0.3096	WATER	44			
0.0169	RANGELAND	36			
0.6163	INSTITUTIONAL	34			
0.0628	WETLAND	34			
0.0001	IMPERVIOUS	34			
0.1757	WETLAND	44			

Comment:

Manual Basin: B2

Scenario: Design Storm
Node: Pond 2
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 6.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0

Area: 15.6893 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
2.1584	LOW-DENSITY RESIDENTIAL	27			
4.3697	RANGELAND	27			
4.4137	LOW-DENSITY RESIDENTIAL	132			
2.8857	RANGELAND	28			
0.1881	WETLAND	27			
0.1071	RANGELAND	132			
1.5622	RANGELAND	44			
0.0044	WETLAND	132			

Comment:

Manual Basin: B1

Scenario: Dry
Node: Pond 1
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 19.9081 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.4046	RANGELAND	44			
2.1878	LOW-DENSITY RESIDENTIAL	44			
0.8817	UPLAND FORESTS	44			
1.0670	INSTITUTIONAL	44			
4.0843	INSTITUTIONAL	119			
3.5724	IMPERVIOUS	119			
0.1156	WETLAND	119			
3.8147	LOW-DENSITY RESIDENTIAL	36			
0.9699	UPLAND FORESTS	36			
0.0484	IMPERVIOUS	44			
0.2564	INSTITUTIONAL	36			
0.1405	IMPERVIOUS	36			
1.1836	WATER	119			
0.3096	WATER	44			
0.0169	RANGELAND	36			
0.6163	INSTITUTIONAL	34			

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.0628	WETLAND	34			
0.0001	IMPERVIOUS	34			
0.1757	WETLAND	44			

Comment:

Manual Basin: B2

Scenario: Dry
Node: Pond 2
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 6.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 15.6893 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
2.1584	LOW-DENSITY RESIDENTIAL	27			
4.3697	RANGELAND	27			
4.4137	LOW-DENSITY RESIDENTIAL	132			
2.8857	RANGELAND	28			
0.1881	WETLAND	27			
0.1071	RANGELAND	132			
1.5622	RANGELAND	44			
0.0044	WETLAND	132			

Comment:

Manual Basin: B1

Scenario: Wet
Node: Pond 1
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 19.9081 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.4046	RANGELAND	44			
2.1878	LOW-DENSITY RESIDENTIAL	44			
0.8817	UPLAND FORESTS	44			
1.0670	INSTITUTIONAL	44			
4.0843	INSTITUTIONAL	119			
3.5724	IMPERVIOUS	119			
0.1156	WETLAND	119			
3.8147	LOW-DENSITY RESIDENTIAL	36			
0.9699	UPLAND FORESTS	36			
0.0484	IMPERVIOUS	44			
0.2564	INSTITUTIONAL	36			
0.1405	IMPERVIOUS	36			
1.1836	WATER	119			
0.3096	WATER	44			
0.0169	RANGELAND	36			
0.6163	INSTITUTIONAL	34			
0.0628	WETLAND	34			
0.0001	IMPERVIOUS	34			
0.1757	WETLAND	44			

Comment:

Manual Basin: B2

Scenario: Wet
Node: Pond 2
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 6.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 15.6893 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
2.1584	LOW-DENSITY RESIDENTIAL	27			
4.3697	RANGELAND	27			
4.4137	LOW-DENSITY RESIDENTIAL	132			
2.8857	RANGELAND	28			
0.1881	WETLAND	27			
0.1071	RANGELAND	132			

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
1.5622	RANGELAND	44			
0.0044	WETLAND	132			

Comment:

Node: BNDY1

Scenario: Design Storm
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: BNDY2

Scenario: Design Storm
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.75 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW

Scenario: Design Storm
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 9999.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Pond 1

Scenario: Design Storm
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 16.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.70	1.7625	76775
5.75	1.7726	77214
6.00	1.7899	77968
6.25	1.7992	78373
6.50	1.8075	78735
6.75	1.8143	79031
7.00	1.8217	79353
7.25	1.8287	79658
7.50	1.8351	79937
7.75	1.8408	80185
8.00	1.8487	80529
8.25	1.8566	80873
8.50	1.8677	81357
8.75	1.8830	82023
9.00	1.9033	82908
9.25	1.9264	83914
9.50	1.9552	85169
9.75	1.9867	86541
10.00	2.0177	87891
10.25	2.0516	89368
10.50	2.0799	90600
10.75	2.1111	91960
11.00	2.1423	93319
11.25	2.1705	94547
11.50	2.2046	96032
11.75	2.2353	97370
12.00	2.2682	98803
12.25	2.3031	100323
12.50	2.3354	101730
12.75	2.3666	103089
13.00	2.4003	104557
13.25	2.4349	106064
13.50	2.4686	107532
13.75	2.5002	108909
14.00	2.5274	110094
14.25	2.5540	111252
14.50	2.5664	111792
14.75	2.5706	111975
15.00	2.5728	112071
15.25	2.5745	112145
15.50	2.5758	112202

Stage [ft]	Area [ac]	Area [ft2]
15.75	2.5769	112250
16.00	2.5777	112285
16.25	2.5797	112372
16.50	2.5797	112372

Comment:

Node: Pond 2

Scenario: Design Storm
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 13.75 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
9.91	0.0001	4
10.00	0.0191	832
10.25	0.2796	12179
10.50	0.3687	16061
10.75	0.4199	18291
11.00	0.4533	19746
11.25	0.4789	20861
11.50	0.5033	21924
11.75	0.5270	22956
12.00	0.5529	24084
12.25	0.5807	25295
12.50	0.6103	26585
12.75	0.6428	28000
13.00	0.6638	28915
13.25	0.6833	29765
13.50	0.6918	30135
13.75	0.6918	30135

Comment:

Node: BNDY1

Scenario: Dry
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: BNDY2

Scenario: Dry
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.75 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW

Scenario: Dry
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 9999.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Pond 1

Scenario: Dry
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 16.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.70	1.7625	76775
5.75	1.7726	77214
6.00	1.7899	77968
6.25	1.7992	78373
6.50	1.8075	78735

Stage [ft]	Area [ac]	Area [ft2]
6.75	1.8143	79031
7.00	1.8217	79353
7.25	1.8287	79658
7.50	1.8351	79937
7.75	1.8408	80185
8.00	1.8487	80529
8.25	1.8566	80873
8.50	1.8677	81357
8.75	1.8830	82023
9.00	1.9033	82908
9.25	1.9264	83914
9.50	1.9552	85169
9.75	1.9867	86541
10.00	2.0177	87891
10.25	2.0516	89368
10.50	2.0799	90600
10.75	2.1111	91960
11.00	2.1423	93319
11.25	2.1705	94547
11.50	2.2046	96032
11.75	2.2353	97370
12.00	2.2682	98803
12.25	2.3031	100323
12.50	2.3354	101730
12.75	2.3666	103089
13.00	2.4003	104557
13.25	2.4349	106064
13.50	2.4686	107532
13.75	2.5002	108909
14.00	2.5274	110094
14.25	2.5540	111252
14.50	2.5664	111792
14.75	2.5706	111975
15.00	2.5728	112071
15.25	2.5745	112145
15.50	2.5758	112202
15.75	2.5769	112250
16.00	2.5777	112285
16.25	2.5797	112372
16.50	2.5797	112372

Comment:

Node: Pond 2

Scenario: Dry
Type: Stage/Area

Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 13.75 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
9.91	0.0001	4
10.00	0.0191	832
10.25	0.2796	12179
10.50	0.3687	16061
10.75	0.4199	18291
11.00	0.4533	19746
11.25	0.4789	20861
11.50	0.5033	21924
11.75	0.5270	22956
12.00	0.5529	24084
12.25	0.5807	25295
12.50	0.6103	26585
12.75	0.6428	28000
13.00	0.6638	28915
13.25	0.6833	29765
13.50	0.6918	30135
13.75	0.6918	30135

Comment:

Node: BNDY1

Scenario: Wet
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: BNDY2

Scenario: Wet
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.75 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft

Boundary Stage:

Comment:

Node: GW

Scenario: Wet
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 9999.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Pond 1

Scenario: Wet
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 5.70 ft
Warning Stage: 16.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.70	1.7625	76775
5.75	1.7726	77214
6.00	1.7899	77968
6.25	1.7992	78373
6.50	1.8075	78735
6.75	1.8143	79031
7.00	1.8217	79353
7.25	1.8287	79658
7.50	1.8351	79937
7.75	1.8408	80185
8.00	1.8487	80529
8.25	1.8566	80873
8.50	1.8677	81357
8.75	1.8830	82023
9.00	1.9033	82908
9.25	1.9264	83914
9.50	1.9552	85169
9.75	1.9867	86541
10.00	2.0177	87891

Stage [ft]	Area [ac]	Area [ft2]
10.25	2.0516	89368
10.50	2.0799	90600
10.75	2.1111	91960
11.00	2.1423	93319
11.25	2.1705	94547
11.50	2.2046	96032
11.75	2.2353	97370
12.00	2.2682	98803
12.25	2.3031	100323
12.50	2.3354	101730
12.75	2.3666	103089
13.00	2.4003	104557
13.25	2.4349	106064
13.50	2.4686	107532
13.75	2.5002	108909
14.00	2.5274	110094
14.25	2.5540	111252
14.50	2.5664	111792
14.75	2.5706	111975
15.00	2.5728	112071
15.25	2.5745	112145
15.50	2.5758	112202
15.75	2.5769	112250
16.00	2.5777	112285
16.25	2.5797	112372
16.50	2.5797	112372

Comment:

Node: Pond 2

Scenario: Wet
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 10.00 ft
Warning Stage: 13.75 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
9.91	0.0001	4
10.00	0.0191	832
10.25	0.2796	12179
10.50	0.3687	16061
10.75	0.4199	18291
11.00	0.4533	19746
11.25	0.4789	20861
11.50	0.5033	21924

Stage [ft]	Area [ac]	Area [ft2]
11.75	0.5270	22956
12.00	0.5529	24084
12.25	0.5807	25295
12.50	0.6103	26585
12.75	0.6428	28000
13.00	0.6638	28915
13.25	0.6833	29765
13.50	0.6918	30135
13.75	0.6918	30135

Comment:

Percolation Link: Perc 1

Scenario:	Design Storm	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 1		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	584.00 ft
Flow Direction:	Both	Perimeter 2:	922.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	3791.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: Perc 2

Scenario:	Design Storm	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 2		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	524.00 ft
Flow Direction:	Both	Perimeter 2:	838.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	2840.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Weir Link: W1

Scenario:	Design Storm	**Bottom Clip**	
From Node:	Pond 1	Default:	0.00 ft
To Node:	BNDY1	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	14.00 ft	**Discharge Coefficients**	
Control Elevation:	14.00 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	40.00 ft	Orifice Table:	
Left Slope:	4.000 (h:v)		
Right Slope:	4.000 (h:v)		

Comment:

Weir Link: W2

Scenario:	Design Storm	**Bottom Clip**	
From Node:	Pond 2	Default:	0.00 ft
To Node:	BNDY2	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	13.75 ft	**Discharge Coefficients**	
Control Elevation:	13.75 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	43.00 ft	Orifice Table:	
Left Slope:	4.000 (h:v)		
Right Slope:	5.000 (h:v)		

Comment:

Percolation Link: Perc 1

Scenario:	Dry	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 1		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	584.00 ft
Flow Direction:	Both	Perimeter 2:	922.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	3791.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft

Horizontal Conductivity:	11.300 fpd		
Vertical Conductivity:	7.600 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.400	# of Cells P2 to P3:	60
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: Perc 2

Scenario:	Dry	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 2		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	524.00 ft
Flow Direction:	Both	Perimeter 2:	838.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	2840.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Weir Link: W1

Scenario:	Dry	**Bottom Clip**	
From Node:	Pond 1	Default:	0.00 ft
To Node:	BNDY1	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	14.00 ft	**Discharge Coefficients**	
Control Elevation:	14.00 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	40.00 ft	Orifice Table:	
Left Slope:	4.000 (h:v)		
Right Slope:	4.000 (h:v)		

Comment:

Weir Link: W2

Scenario:	Dry	**Bottom Clip**	
From Node:	Pond 2	Default:	0.00 ft

To Node:	BNDY2		
Link Count:	1	Op Table:	
Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Broad Crested Vertical	Default:	0.00 ft
Geometry Type:	Trapezoidal	Op Table:	
Invert:	13.75 ft	Ref Node:	
Control Elevation:	13.75 ft	**Discharge Coefficients**	
Max Depth:	99.00 ft	Weir Default:	2.800
Extrapolation Method:	Normal Projection	Weir Table:	
Bottom Width:	13.00 ft	Orifice Default:	0.600
Left Slope:	4.000 (h:v)	Orifice Table:	
Right Slope:	5.000 (h:v)		

Comment:

Percolation Link: Perc 1

Scenario:	Wet	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 1		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	584.00 ft
Flow Direction:	Both	Perimeter 2:	922.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	3791.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: Perc 2

Scenario:	Wet	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 2		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	524.00 ft
Flow Direction:	Both	Perimeter 2:	838.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	2840.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Weir Link: W1

Scenario:	Wet
From Node:	Pond 1
To Node:	BNDY1
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	14.00 ft
Control Elevation:	14.00 ft
Max Depth:	99.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	40.00 ft
Left Slope:	4.000 (h:v)
Right Slope:	4.000 (h:v)

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Link: W2

Scenario:	Wet
From Node:	Pond 2
To Node:	BNDY2
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	13.75 ft
Control Elevation:	13.75 ft
Max Depth:	99.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	43.00 ft
Left Slope:	4.000 (h:v)
Right Slope:	5.000 (h:v)

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Simulation: 100yr-72hr

Scenario:	Design Storm
Run Date/Time:	10/16/2025 10:25:48 AM
Program Version:	StormWise 4.08.03

General

Run Mode:	Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN- Numbers
Green-Ampt Set: Green Ampt
Vertical Layers Set:
Impervious Set: Impervious
Roughness Set: Roughness
Crop Coef Set:
Fillable Porosity Set: Filliable Porosity Set
Conductivity Set: Conductivity
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	14.90 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25yr-72hr

Scenario: Design Storm
Run Date/Time: 10/16/2025 10:25:50 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	30.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:	
Reference ET Folder:	
Unit Hydrograph Folder:	

Lookup Tables

Boundary Stage Set:	
Extern Hydrograph Set:	
Curve Number Set:	CN- Numbers
Green-Ampt Set:	Green Ampt
Vertical Layers Set:	
Impervious Set:	Impervious
Roughness Set:	Roughness
Crop Coef Set:	
Fillable Porosity Set:	Filliable Porosity Set
Conductivity Set:	Conductivity
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	11.20 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

5. EXISTING DESIGN MODEL CALCULATIONS

A. Basins Maximum Conditions Report
B. Nodes Maximum Conditions Report
C. Links Maximum Conditions Report

5A. BASINS MAXIMUM CONDITIONS REPORT

Manual Basin : Multi Item | (sim, name) : Runoff Summary [Design Storm]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
100yr-72hr	B1	128.33	60.0167	14.90	13.32	19.9081
100yr-72hr	B2	112.28	60.0000	14.90	12.83	15.6893
25yr-72hr	B1	95.11	60.0250	11.20	9.68	19.9081
25yr-72hr	B2	82.82	60.0000	11.20	9.19	15.6893

5B. NODES MAXIMUM CONDITIONS REPORT

Node Max Conditions : Multi Item | (sim, name) [Design Storm]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
100yr-72hr	BNDY1	14.00	0.00	14.00	0.0000	107.96	0.00	0
100yr-72hr	BNDY2	14.00	0.00	13.75	0.0000	110.74	0.00	0
100yr-72hr	GW	9999.00	0.00	13.00	0.0000	0.85	0.04	0
100yr-72hr	Pond 1	16.50	0.00	14.93	-0.0010	128.32	108.41	112044
100yr-72hr	Pond 2	13.75	0.00	14.65	-0.0010	112.27	111.10	30135
25yr-72hr	BNDY1	14.00	0.00	14.00	0.0000	77.28	0.00	0
25yr-72hr	BNDY2	14.00	0.00	13.75	0.0000	81.43	0.00	0
25yr-72hr	GW	9999.00	0.00	13.00	0.0000	0.71	0.02	0
25yr-72hr	Pond 1	16.50	0.00	14.75	0.0010	95.11	77.66	111976
25yr-72hr	Pond 2	13.75	0.00	14.49	-0.0010	82.82	81.73	30135

5C. LINKS MAXIMUM CONDITIONS REPORT

Exisitng Conditions - Max Link Conditions (Design)

Link Min/Max Conditions : Multi Item | (sim, name) [Design Storm]

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
100yr-72hr	Perc 1	0.48	0.00	0.00	0.00	0.00	0.00
100yr-72hr	Perc 2	0.43	-0.04	0.00	0.00	0.00	0.00
100yr-72hr	W1	107.96	0.00	0.18	2.65	2.65	2.65
100yr-72hr	W2	110.74	0.00	-0.19	2.61	2.61	2.61
25yr-72hr	Perc 1	0.40	0.00	0.00	0.00	0.00	0.00
25yr-72hr	Perc 2	0.36	-0.02	0.00	0.00	0.00	0.00
25yr-72hr	W1	77.28	0.00	0.15	2.39	2.39	2.39
25yr-72hr	W2	81.43	0.00	-0.16	2.37	2.37	2.37

6. EXISTING DRY CONTINUOUS MODEL CALCULATIONS

A. Basins Maximum Conditions Report
B. Nodes Maximum Conditions Report
C. Links Maximum Conditions Report

6A. BASINS MAXIMUM CONDITIONS REPORT

Manual Basin : Multi Item | (sim, name) : Runoff Summary [Dry]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
100yr-72hr	B1	128.31	60.0250	14.90	13.33	19.9081
100yr-72hr	B2	112.18	60.0000	14.90	12.82	15.6893
25yr-72hr	B1	95.11	60.0250	11.20	9.68	19.9081
25yr-72hr	B2	82.82	60.0000	11.20	9.19	15.6893

6B NODES MAXIMUM CONDITIONS REPORT

Existing Conditions - Max Node Conditions (Dry)

Node Max Conditions : Multi Item | (sim, name) [Dry]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
100yr-72hr	BNDY1	14.00	0.00	14.00	0.0000	108.03	0.00	0
100yr-72hr	BNDY2	14.00	0.00	13.75	0.0000	110.68	0.00	0
100yr-72hr	GW	9999.00	0.00	13.00	0.0000	0.85	0.04	0
100yr-72hr	Pond 1	16.50	0.00	14.93	-0.0010	128.31	108.49	112045
100yr-72hr	Pond 2	13.75	0.00	14.65	0.0010	112.17	111.05	30135
25yr-72hr	BNDY1	14.00	0.00	14.00	0.0000	77.28	0.00	0
25yr-72hr	BNDY2	14.00	0.00	13.75	0.0000	81.43	0.00	0
25yr-72hr	GW	9999.00	0.00	13.00	0.0000	0.71	0.02	0
25yr-72hr	Pond 1	16.50	0.00	14.75	0.0010	95.11	77.66	111976
25yr-72hr	Pond 2	13.75	0.00	14.49	-0.0010	82.82	81.73	30135

6C. LINKS MAXIMUM CONDITIONS REPORT

Existing Conditions - Max Link Conditions (Dry)

Link Min/Max Conditions : Multi Item | (sim, name) [Dry]

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
100yr-72hr	Perc 1	0.48	0.00	0.00	0.00	0.00	0.00
100yr-72hr	Perc 2	0.43	-0.04	0.00	0.00	0.00	0.00
100yr-72hr	W1	108.03	0.00	0.17	2.66	2.66	2.66
100yr-72hr	W2	110.68	0.00	-0.19	2.61	2.61	2.61
25yr-72hr	Perc 1	0.40	0.00	0.00	0.00	0.00	0.00
25yr-72hr	Perc 2	0.36	-0.02	0.00	0.00	0.00	0.00
25yr-72hr	W1	77.28	0.00	0.15	2.39	2.39	2.39
25yr-72hr	W2	81.43	0.00	-0.16	2.37	2.37	2.37

7. PROPOSED DESIGN/DRY CONTINUOUS INPUT REPORT

A. Input Report

7A. INPUT REPORT

Manual Basin: B1

Scenario: Design
Node: Pond 1
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 19.9023 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.4033	RANGELAND	44			
2.1830	LOW-DENSITY RESIDENTIAL	44			
0.8821	UPLAND FORESTS	44			
1.0669	INSTITUTIONAL	44			
4.0843	INSTITUTIONAL	119			
3.5724	IMPERVIOUS	119			
0.1156	WETLAND	119			
3.8147	LOW-DENSITY RESIDENTIAL	36			
0.9699	UPLAND FORESTS	36			
0.0484	IMPERVIOUS	44			
0.2564	INSTITUTIONAL	36			
0.1405	IMPERVIOUS	36			
1.1836	WATER	119			
0.3096	WATER	44			
0.0169	RANGELAND	36			
0.6163	INSTITUTIONAL	34			
0.0628	WETLAND	34			
0.0001	IMPERVIOUS	34			
0.1757	WETLAND	44			

Comment:

Manual Basin: B2

Scenario: Design
Node: Pond 2
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 6.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0

Area: 15.6765 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
2.1584	LOW-DENSITY RESIDENTIAL	27			
4.3647	RANGELAND	27			
4.4137	LOW-DENSITY RESIDENTIAL	132			
2.8819	RANGELAND	28			
0.1881	WETLAND	27			
0.1071	RANGELAND	132			
1.5582	RANGELAND	44			
0.0044	WETLAND	132			

Comment:

Manual Basin: PRPB

Scenario: Design
Node: Proposed Pond
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 23.9525 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
6.0423	WETLAND	27			
1.9167	RANGELAND	27			
7.8351	IMPERVIOUS	27			
0.0004	LOW-DENSITY RESIDENTIAL	27			
2.4275	RANGELAND	44			
0.9814	WETLAND	44			
0.0065	IMPERVIOUS	44			
1.8876	WATER	44			
0.0352	WATER	27			
0.4720	LOW-DENSITY RESIDENTIAL	44			
0.3236	RANGELAND	28			
2.0182	PERVIOUS	44			
0.0055	UPLAND FORESTS	44			
0.0006	INSTITUTIONAL	44			

Comment:

Manual Basin: B1

Scenario: Dry
Node: Pond 1
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 19.9023 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.4033	RANGELAND	44			
2.1830	LOW-DENSITY RESIDENTIAL	44			
0.8821	UPLAND FORESTS	44			
1.0669	INSTITUTIONAL	44			
4.0843	INSTITUTIONAL	119			
3.5724	IMPERVIOUS	119			
0.1156	WETLAND	119			
3.8147	LOW-DENSITY RESIDENTIAL	36			
0.9699	UPLAND FORESTS	36			
0.0484	IMPERVIOUS	44			
0.2564	INSTITUTIONAL	36			
0.1405	IMPERVIOUS	36			
1.1836	WATER	119			
0.3096	WATER	44			
0.0169	RANGELAND	36			
0.6163	INSTITUTIONAL	34			
0.0628	WETLAND	34			
0.0001	IMPERVIOUS	34			
0.1757	WETLAND	44			

Comment:

Manual Basin: B2

Scenario: Dry
Node: Pond 2
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 6.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0

Area: 15.6765 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
2.1584	LOW-DENSITY RESIDENTIAL	27			
4.3647	RANGELAND	27			
4.4137	LOW-DENSITY RESIDENTIAL	132			
2.8819	RANGELAND	28			
0.1881	WETLAND	27			
0.1071	RANGELAND	132			
1.5582	RANGELAND	44			
0.0044	WETLAND	132			

Comment:

Manual Basin: PRPB

Scenario: Dry
Node: Proposed Pond
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 23.9525 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
6.0423	WETLAND	27			
1.9167	RANGELAND	27			
7.8351	IMPERVIOUS	27			
0.0004	LOW-DENSITY RESIDENTIAL	27			
2.4275	RANGELAND	44			
0.9814	WETLAND	44			
0.0065	IMPERVIOUS	44			
1.8876	WATER	44			
0.0352	WATER	27			
0.4720	LOW-DENSITY RESIDENTIAL	44			
0.3236	RANGELAND	28			
2.0182	PERVIOUS	44			
0.0055	UPLAND FORESTS	44			
0.0006	INSTITUTIONAL	44			

Comment:

Manual Basin: B1

Scenario: Wet
Node: Pond 1
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 19.9023 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.4033	RANGELAND	44			
2.1830	LOW-DENSITY RESIDENTIAL	44			
0.8821	UPLAND FORESTS	44			
1.0669	INSTITUTIONAL	44			
4.0843	INSTITUTIONAL	119			
3.5724	IMPERVIOUS	119			
0.1156	WETLAND	119			
3.8147	LOW-DENSITY RESIDENTIAL	36			
0.9699	UPLAND FORESTS	36			
0.0484	IMPERVIOUS	44			
0.2564	INSTITUTIONAL	36			
0.1405	IMPERVIOUS	36			
1.1836	WATER	119			
0.3096	WATER	44			
0.0169	RANGELAND	36			
0.6163	INSTITUTIONAL	34			
0.0628	WETLAND	34			
0.0001	IMPERVIOUS	34			
0.1757	WETLAND	44			

Comment:

Manual Basin: B2

Scenario: Wet
Node: Pond 2
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 6.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0

Area: 15.6765 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
2.1584	LOW-DENSITY RESIDENTIAL	27			
4.3647	RANGELAND	27			
4.4137	LOW-DENSITY RESIDENTIAL	132			
2.8819	RANGELAND	28			
0.1881	WETLAND	27			
0.1071	RANGELAND	132			
1.5582	RANGELAND	44			
0.0044	WETLAND	132			

Comment:

Manual Basin: PRPB

Scenario: Wet
Node: Proposed Pond
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 23.9525 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
6.0423	WETLAND	27			
1.9167	RANGELAND	27			
7.8351	IMPERVIOUS	27			
0.0004	LOW-DENSITY RESIDENTIAL	27			
2.4275	RANGELAND	44			
0.9814	WETLAND	44			
0.0065	IMPERVIOUS	44			
1.8876	WATER	44			
0.0352	WATER	27			
0.4720	LOW-DENSITY RESIDENTIAL	44			
0.3236	RANGELAND	28			
2.0182	PERVIOUS	44			
0.0055	UPLAND FORESTS	44			
0.0006	INSTITUTIONAL	44			

Comment:

Node: BNDY1

Scenario: Design
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: BNDY2

Scenario: Design
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.75 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW

Scenario: Design
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 9999.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Pond 1

Scenario: Design
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 16.50 ft

Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.75	1.8216	79349
6.00	1.8431	80285
6.25	1.8628	81144
6.50	1.8847	82098
6.75	1.9068	83060
7.00	1.9267	83927
7.25	1.9494	84916
7.50	1.9705	85835
7.75	1.9921	86776
8.00	2.0146	87756
8.25	2.0368	88723
8.50	2.0587	89677
8.75	2.0803	90618
9.00	2.1040	91650
9.25	2.1262	92617
9.50	2.1489	93606
9.75	2.1711	94573
10.00	2.1942	95579
10.25	2.2175	96594
10.50	2.2410	97618
10.75	2.2643	98633
11.00	2.2871	99626
11.25	2.3115	100689
11.50	2.3357	101743
11.75	2.3582	102723
12.00	2.3833	103817
12.25	2.4072	104858
12.50	2.4308	105886
12.75	2.4568	107018
13.00	2.4803	108042
13.25	2.5056	109144
13.50	2.5303	110220
13.75	2.5560	111339
14.00	2.5767	112241
14.25	2.5797	112372
14.50	2.5797	112372

Comment:

Node: Pond 2

Scenario: Design
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft

Warning Stage: 13.75 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
9.25	0.3927	17106
9.50	0.4075	17751
9.75	0.4223	18395
10.00	0.4386	19105
10.25	0.4537	19763
10.50	0.4697	20460
10.75	0.4852	21135
11.00	0.5017	21854
11.25	0.5178	22555
11.50	0.5345	23283
11.75	0.5515	24023
12.00	0.5690	24786
12.25	0.5866	25552
12.50	0.6043	26323
12.75	0.6228	27129
13.00	0.6407	27909
13.25	0.6589	28702
13.50	0.6916	30126
13.75	0.6918	30135
14.00	0.6918	30135

Comment:

Node: Proposed Pond

Scenario: Design
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 15.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	0.4672	20351
0.25	0.4740	20647
0.50	0.4801	20913
0.75	0.4871	21218
1.00	0.4931	21479
1.25	0.5001	21784
1.50	0.5064	22059
1.75	0.5133	22359
2.00	0.5197	22638
2.25	0.5267	22943
2.50	0.5334	23235

Proposed Conditions - Input Report

Stage [ft]	Area [ac]	Area [ft2]
2.75	0.5404	23540
3.00	0.5470	23827
3.25	0.5540	24132
3.50	0.5607	24424
3.75	0.5678	24733
4.00	0.5746	25030
4.25	0.5819	25348
4.50	0.5885	25635
4.75	0.5960	25962
5.00	0.6029	26262
5.25	0.6103	26585
5.50	0.6172	26885
5.75	0.6247	27212
6.00	0.6317	27517
6.25	0.6392	27844
6.50	0.6463	28153
6.75	0.6538	28480
7.00	0.6611	28798
7.25	0.6688	29133
7.50	0.6761	29451
7.75	0.6838	29786
8.00	0.6909	30096
8.25	0.6990	30448
8.50	0.7061	30758
8.75	0.7141	31106
9.00	0.7216	31433
9.25	0.7297	31786
9.50	0.7371	32108
9.75	0.7452	32461
10.00	0.7527	32788
10.25	0.7610	33149
10.50	0.7684	33472
10.75	0.7767	33833
11.00	0.7845	34173
11.25	0.7976	34743
11.50	0.8103	35297
11.75	0.8229	35846
12.00	0.8369	36455
12.25	0.8934	38917
12.50	0.9506	41408
12.75	1.0094	43969
13.00	1.0703	46622
13.25	1.1324	49327
13.50	1.1959	52093
13.75	1.2615	54951
14.00	1.3284	57865
14.25	1.3968	60845
14.50	1.4670	63903
14.75	1.5386	67021

Stage [ft]	Area [ac]	Area [ft2]
15.00	1.6085	70066
15.25	1.6091	70092
15.50	1.6091	70092

Comment:

Node: PRPBNDY

Scenario: Design
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: BNDY1

Scenario: Dry
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: BNDY2

Scenario: Dry
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.75 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW

Scenario: Dry
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 9999.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Pond 1

Scenario: Dry
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 16.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.75	1.8216	79349
6.00	1.8431	80285
6.25	1.8628	81144
6.50	1.8847	82098
6.75	1.9068	83060
7.00	1.9267	83927
7.25	1.9494	84916
7.50	1.9705	85835
7.75	1.9921	86776
8.00	2.0146	87756
8.25	2.0368	88723
8.50	2.0587	89677
8.75	2.0803	90618
9.00	2.1040	91650
9.25	2.1262	92617
9.50	2.1489	93606
9.75	2.1711	94573
10.00	2.1942	95579
10.25	2.2175	96594
10.50	2.2410	97618
10.75	2.2643	98633
11.00	2.2871	99626
11.25	2.3115	100689
11.50	2.3357	101743
11.75	2.3582	102723
12.00	2.3833	103817

Stage [ft]	Area [ac]	Area [ft2]
12.25	2.4072	104858
12.50	2.4308	105886
12.75	2.4568	107018
13.00	2.4803	108042
13.25	2.5056	109144
13.50	2.5303	110220
13.75	2.5560	111339
14.00	2.5767	112241
14.25	2.5797	112372
14.50	2.5797	112372

Comment:

Node: Pond 2

Scenario: Dry
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 13.75 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
9.25	0.3927	17106
9.50	0.4075	17751
9.75	0.4223	18395
10.00	0.4386	19105
10.25	0.4537	19763
10.50	0.4697	20460
10.75	0.4852	21135
11.00	0.5017	21854
11.25	0.5178	22555
11.50	0.5345	23283
11.75	0.5515	24023
12.00	0.5690	24786
12.25	0.5866	25552
12.50	0.6043	26323
12.75	0.6228	27129
13.00	0.6407	27909
13.25	0.6589	28702
13.50	0.6916	30126
13.75	0.6918	30135
14.00	0.6918	30135

Comment:

Node: Proposed Pond

Scenario: Dry
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 15.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	0.4672	20351
0.25	0.4740	20647
0.50	0.4801	20913
0.75	0.4871	21218
1.00	0.4931	21479
1.25	0.5001	21784
1.50	0.5064	22059
1.75	0.5133	22359
2.00	0.5197	22638
2.25	0.5267	22943
2.50	0.5334	23235
2.75	0.5404	23540
3.00	0.5470	23827
3.25	0.5540	24132
3.50	0.5607	24424
3.75	0.5678	24733
4.00	0.5746	25030
4.25	0.5819	25348
4.50	0.5885	25635
4.75	0.5960	25962
5.00	0.6029	26262
5.25	0.6103	26585
5.50	0.6172	26885
5.75	0.6247	27212
6.00	0.6317	27517
6.25	0.6392	27844
6.50	0.6463	28153
6.75	0.6538	28480
7.00	0.6611	28798
7.25	0.6688	29133
7.50	0.6761	29451
7.75	0.6838	29786
8.00	0.6909	30096
8.25	0.6990	30448
8.50	0.7061	30758
8.75	0.7141	31106
9.00	0.7216	31433
9.25	0.7297	31786
9.50	0.7371	32108
9.75	0.7452	32461
10.00	0.7527	32788

Stage [ft]	Area [ac]	Area [ft2]
10.25	0.7610	33149
10.50	0.7684	33472
10.75	0.7767	33833
11.00	0.7845	34173
11.25	0.7976	34743
11.50	0.8103	35297
11.75	0.8229	35846
12.00	0.8369	36455
12.25	0.8934	38917
12.50	0.9506	41408
12.75	1.0094	43969
13.00	1.0703	46622
13.25	1.1324	49327
13.50	1.1959	52093
13.75	1.2615	54951
14.00	1.3284	57865
14.25	1.3968	60845
14.50	1.4670	63903
14.75	1.5386	67021
15.00	1.6085	70066
15.25	1.6091	70092
15.50	1.6091	70092

Comment:

Node: PRPBNDY

Scenario: Dry
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: BNDY1

Scenario: Wet
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft

Boundary Stage:

Comment:

Node: BNDY2

Scenario: Wet
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.75 ft
Warning Stage: 14.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW

Scenario: Wet
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 9999.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Pond 1

Scenario: Wet
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 16.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.75	1.8216	79349
6.00	1.8431	80285
6.25	1.8628	81144
6.50	1.8847	82098

Stage [ft]	Area [ac]	Area [ft2]
6.75	1.9068	83060
7.00	1.9267	83927
7.25	1.9494	84916
7.50	1.9705	85835
7.75	1.9921	86776
8.00	2.0146	87756
8.25	2.0368	88723
8.50	2.0587	89677
8.75	2.0803	90618
9.00	2.1040	91650
9.25	2.1262	92617
9.50	2.1489	93606
9.75	2.1711	94573
10.00	2.1942	95579
10.25	2.2175	96594
10.50	2.2410	97618
10.75	2.2643	98633
11.00	2.2871	99626
11.25	2.3115	100689
11.50	2.3357	101743
11.75	2.3582	102723
12.00	2.3833	103817
12.25	2.4072	104858
12.50	2.4308	105886
12.75	2.4568	107018
13.00	2.4803	108042
13.25	2.5056	109144
13.50	2.5303	110220
13.75	2.5560	111339
14.00	2.5767	112241
14.25	2.5797	112372
14.50	2.5797	112372

Comment:

Node: Pond 2

Scenario: Wet
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 13.75 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
9.25	0.3927	17106
9.50	0.4075	17751

Stage [ft]	Area [ac]	Area [ft2]
9.75	0.4223	18395
10.00	0.4386	19105
10.25	0.4537	19763
10.50	0.4697	20460
10.75	0.4852	21135
11.00	0.5017	21854
11.25	0.5178	22555
11.50	0.5345	23283
11.75	0.5515	24023
12.00	0.5690	24786
12.25	0.5866	25552
12.50	0.6043	26323
12.75	0.6228	27129
13.00	0.6407	27909
13.25	0.6589	28702
13.50	0.6916	30126
13.75	0.6918	30135
14.00	0.6918	30135

Comment:

Node: Proposed Pond

Scenario: Wet
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 15.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	0.4672	20351
0.25	0.4740	20647
0.50	0.4801	20913
0.75	0.4871	21218
1.00	0.4931	21479
1.25	0.5001	21784
1.50	0.5064	22059
1.75	0.5133	22359
2.00	0.5197	22638
2.25	0.5267	22943
2.50	0.5334	23235
2.75	0.5404	23540
3.00	0.5470	23827
3.25	0.5540	24132
3.50	0.5607	24424
3.75	0.5678	24733

Proposed Conditions - Input Report

Stage [ft]	Area [ac]	Area [ft2]
4.00	0.5746	25030
4.25	0.5819	25348
4.50	0.5885	25635
4.75	0.5960	25962
5.00	0.6029	26262
5.25	0.6103	26585
5.50	0.6172	26885
5.75	0.6247	27212
6.00	0.6317	27517
6.25	0.6392	27844
6.50	0.6463	28153
6.75	0.6538	28480
7.00	0.6611	28798
7.25	0.6688	29133
7.50	0.6761	29451
7.75	0.6838	29786
8.00	0.6909	30096
8.25	0.6990	30448
8.50	0.7061	30758
8.75	0.7141	31106
9.00	0.7216	31433
9.25	0.7297	31786
9.50	0.7371	32108
9.75	0.7452	32461
10.00	0.7527	32788
10.25	0.7610	33149
10.50	0.7684	33472
10.75	0.7767	33833
11.00	0.7845	34173
11.25	0.7976	34743
11.50	0.8103	35297
11.75	0.8229	35846
12.00	0.8369	36455
12.25	0.8934	38917
12.50	0.9506	41408
12.75	1.0094	43969
13.00	1.0703	46622
13.25	1.1324	49327
13.50	1.1959	52093
13.75	1.2615	54951
14.00	1.3284	57865
14.25	1.3968	60845
14.50	1.4670	63903
14.75	1.5386	67021
15.00	1.6085	70066
15.25	1.6091	70092
15.50	1.6091	70092

Comment:

Node: PRPBNDY

Scenario:	Wet
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	14.00 ft
Warning Stage:	14.00 ft
Alert Stage:	0.00 ft
Boundary Stage:	

Comment:

Percolation Link: Perc 1

Scenario:	Design	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 1		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	584.00 ft
Flow Direction:	Both	Perimeter 2:	922.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	3791.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: Perc 2

Scenario:	Design	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 2		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	524.00 ft
Flow Direction:	Both	Perimeter 2:	838.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	2840.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: PRPPERC

Scenario:	Design	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Proposed Pond		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	969.00 ft
Flow Direction:	Both	Perimeter 2:	1283.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	3170.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Weir Link: PRPW

Scenario:	Design	**Bottom Clip**	
From Node:	Proposed Pond	Default:	0.00 ft
To Node:	PRPBNDY	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	14.00 ft	**Discharge Coefficients**	
Control Elevation:	14.00 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	41.00 ft	Orifice Table:	
Left Slope:	4.000 (h:v)		
Right Slope:	4.000 (h:v)		

Comment:

Weir Link: W1

Scenario:	Design	**Bottom Clip**	
From Node:	Pond 1	Default:	0.00 ft
To Node:	BNDY1	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	14.00 ft	**Discharge Coefficients**	
Control Elevation:	14.00 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	

Extrapolation Method:	Normal Projection		
Bottom Width:	40.00 ft	Orifice Default:	0.600
Left Slope:	4.000 (h:v)	Orifice Table:	
Right Slope:	4.000 (h:v)		

Comment:

Weir Link: W2

Scenario:	Design	**Bottom Clip**	
From Node:	Pond 2	Default:	0.00 ft
To Node:	BNDY2	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	13.75 ft	**Discharge Coefficients**	
Control Elevation:	13.75 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	43.00 ft	Orifice Table:	
Left Slope:	4.000 (h:v)		
Right Slope:	5.000 (h:v)		

Comment:

Percolation Link: Perc 1

Scenario:	Dry	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 1		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	584.00 ft
Flow Direction:	Both	Perimeter 2:	922.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	3791.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: Perc 2

Scenario:	Dry	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 2		

To Node:	GW
Link Count:	1
Flow Direction:	Both
Aquifer Base Elevation:	-20.00 ft
Water Table Elevation:	13.00 ft
Annual Recharge Rate:	0 ipy
Horizontal Conductivity:	11.300 fpd
Vertical Conductivity:	7.600 fpd
Fillable Porosity:	0.400
Layer Thickness:	0.00 ft

Vertical Flow Termination:	Horizontal Flow Algorithm
Perimeter 1:	524.00 ft
Perimeter 2:	838.00 ft
Perimeter 3:	2840.00 ft
Distance P1 to P2:	50.00 ft
Distance P2 to P3:	300.00 ft
# of Cells P1 to P2:	10
# of Cells P2 to P3:	60

Comment:

Percolation Link: PRPPERC

Scenario:	Dry
From Node:	Proposed Pond
To Node:	GW
Link Count:	1
Flow Direction:	Both
Aquifer Base Elevation:	-20.00 ft
Water Table Elevation:	13.00 ft
Annual Recharge Rate:	0 ipy
Horizontal Conductivity:	11.300 fpd
Vertical Conductivity:	7.600 fpd
Fillable Porosity:	0.400
Layer Thickness:	0.00 ft

Surface Area Option:	Vary Based on Stage/Area Table
Vertical Flow Termination:	Horizontal Flow Algorithm
Perimeter 1:	969.00 ft
Perimeter 2:	1283.00 ft
Perimeter 3:	3170.00 ft
Distance P1 to P2:	50.00 ft
Distance P2 to P3:	300.00 ft
# of Cells P1 to P2:	10
# of Cells P2 to P3:	60

Comment:

Weir Link: PRPW

Scenario:	Dry
From Node:	Proposed Pond
To Node:	PRPBNDY
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	14.00 ft
Control Elevation:	14.00 ft
Max Depth:	99.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	41.00 ft
Left Slope:	4.000 (h:v)
Right Slope:	4.000 (h:v)

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Link: W1

Scenario:	Dry	**Bottom Clip**	
From Node:	Pond 1	Default:	0.00 ft
To Node:	BNDY1	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	14.00 ft	**Discharge Coefficients**	
Control Elevation:	14.00 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	40.00 ft	Orifice Table:	
Left Slope:	4.000 (h:v)		
Right Slope:	4.000 (h:v)		

Comment:

Weir Link: W2

Scenario:	Dry	**Bottom Clip**	
From Node:	Pond 2	Default:	0.00 ft
To Node:	BNDY2	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	13.75 ft	**Discharge Coefficients**	
Control Elevation:	13.75 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	43.00 ft	Orifice Table:	
Left Slope:	4.000 (h:v)		
Right Slope:	5.000 (h:v)		

Comment:

Percolation Link: Perc 1

Scenario:	Wet	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 1		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	584.00 ft
Flow Direction:	Both	Perimeter 2:	922.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	3791.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft

Horizontal Conductivity:	11.300 fpd		
Vertical Conductivity:	7.600 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.400	# of Cells P2 to P3:	60
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: Perc 2

Scenario:	Wet	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 2		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	524.00 ft
Flow Direction:	Both	Perimeter 2:	838.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	2840.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: PRPPERC

Scenario:	Wet	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Proposed Pond		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	969.00 ft
Flow Direction:	Both	Perimeter 2:	1283.00 ft
Aquifer Base Elevation:	-20.00 ft	Perimeter 3:	3170.00 ft
Water Table Elevation:	13.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	11.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	7.600 fpd	# of Cells P2 to P3:	60
Fillable Porosity:	0.400		
Layer Thickness:	0.00 ft		

Comment:

Weir Link: PRPW

Scenario:	Wet	Bottom Clip	
From Node:	Proposed Pond	Default:	0.00 ft
To Node:	PRPBNDY	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	

Damping:	0.0000 ft		
Weir Type:	Broad Crested Vertical	Default:	0.00 ft
Geometry Type:	Trapezoidal	Op Table:	
Invert:	14.00 ft	Ref Node:	
Control Elevation:	14.00 ft	**Discharge Coefficients**	
Max Depth:	99.00 ft	Weir Default:	2.800
Extrapolation Method:	Normal Projection	Weir Table:	
Bottom Width:	41.00 ft	Orifice Default:	0.600
Left Slope:	4.000 (h:v)	Orifice Table:	
Right Slope:	4.000 (h:v)		

Comment:

Weir Link: W1

Scenario:	Wet	**Bottom Clip**	
From Node:	Pond 1	Default:	0.00 ft
To Node:	BNDY1	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	14.00 ft	**Discharge Coefficients**	
Control Elevation:	14.00 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	40.00 ft	Orifice Table:	
Left Slope:	4.000 (h:v)		
Right Slope:	4.000 (h:v)		

Comment:

Weir Link: W2

Scenario:	Wet	**Bottom Clip**	
From Node:	Pond 2	Default:	0.00 ft
To Node:	BNDY2	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	13.75 ft	**Discharge Coefficients**	
Control Elevation:	13.75 ft	Weir Default:	2.800
Max Depth:	99.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	43.00 ft	Orifice Table:	
Left Slope:	4.000 (h:v)		

Right Slope: 5.000 (h:v)

Comment:

Simulation: 100yr-72hr

Scenario: Design
Run Date/Time: 10/16/2025 7:18:55 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	30.0000	0.1000	3600.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	1.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	16.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN- Numbers

Green-Ampt Set:	Green Ampt
Vertical Layers Set:	
Impervious Set:	Impervious
Roughness Set:	Roughness
Crop Coef Set:	
Fillable Porosity Set:	Fillable Porosity Set
Conductivity Set:	Conductivity
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	14.90 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25yr-72hr

Scenario:	Design
Run Date/Time:	10/16/2025 7:20:28 PM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	30.0000	0.1000	3600.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	1.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	16.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN- Numbers
Green-Ampt Set: Green Ampt
Vertical Layers Set:
Impervious Set: Impervious
Roughness Set: Roughness
Crop Coef Set:
Fillable Porosity Set: Filliable Porosity Set
Conductivity Set: Conductivity
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area 100 ft2

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 11.20 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2

(2D):
Energy Switch (2D): Energy

(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 100yr-72hr

Scenario: Dry
Run Date/Time: 10/16/2025 7:21:43 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	2024	9	8	0.4896
End Time:	2025	5	14	0.4896

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	30.0000	0.1000	3600.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	20.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	16.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:

Lookup Tables

Boundary Stage Set: GW 49-11- DRY
Extern Hydrograph Set:

Unit Hydrograph Folder:		Curve Number Set:	CN- Numbers
		Green-Ampt Set:	Green Ampt
		Vertical Layers Set:	
		Impervious Set:	Impervious
		Roughness Set:	Roughness
		Crop Coef Set:	
		Fillable Porosity Set:	Filliable Porosity Set
		Conductivity Set:	Conductivity
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0001 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0000 ft	OF Region Rain Opt:	No Rainfall
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	14.90 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0100 ft	Dflt Damping (1D):	0.0100 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25yr-72hr

Scenario:	Dry
Run Date/Time:	10/16/2025 10:41:17 PM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	2024	9	8	0.4896
End Time:	2025	5	14	0.4896

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	30.0000	0.1000	3600.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	20.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	16.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: GW 49-11- DRY
Extern Hydrograph Set:
Curve Number Set: CN- Numbers
Green-Ampt Set: Green Ampt
Vertical Layers Set:
Impervious Set: Impervious
Roughness Set: Roughness
Crop Coef Set:
Fillable Porosity Set: Filliable Porosity Set
Conductivity Set: Conductivity
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0001 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0000 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: No Rainfall
Rainfall Name: ~SFWMD-72
Rainfall Amount: 11.20 in
Storm Duration: 72.0000 hr

Dflt Damping (2D):	0.0100 ft	Dflt Damping (1D):	0.0100 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

8. PROPOSED DESIGN MODEL CALCULATIONS

A. Basins Maximum Conditions Report
B. Nodes Maximum Conditions Report
C. Links Maximum Conditions Report

8A. BASINS MAXIMUM CONDITIONS REPORT

Proposed Conditions - Max Basin Conditions (Design)

Manual Basin : Multi Item | (sim, name) : Runoff Summary [Design]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
100yr-72hr	B1	128.27	60.0250	14.90	13.33	19.9023
100yr-72hr	B2	112.09	60.0000	14.90	12.82	15.6765
100yr-72hr	PRPB	155.04	60.0167	14.90	13.59	23.9525
25yr-72hr	B1	95.09	60.0250	11.20	9.68	19.9023
25yr-72hr	B2	82.75	60.0000	11.20	9.19	15.6765
25yr-72hr	PRPB	115.24	60.0250	11.20	9.93	23.9525

8B. NODES MAXIMUM CONDITIONS REPORT

Proposed Conditions - Max Node Conditions (Design)

Node Max Conditions : Multi Item | (sim, name) [Design]

Sim Name	Node Name	Warning Stage (ft)	Alert Stage (ft)	Max Stage (ft)	Min/Max Delta Stage (ft)	Max Total Inflow (cfs)	Max Total Outflow (cfs)	Max Surface Area (ft2)
100yr-72hr	BNDY1	14.00	0.00	14.00	0.0000	107.80	0.00	0
100yr-72hr	BNDY2	14.00	0.00	13.75	0.0000	110.57	0.00	0
100yr-72hr	GW	9999.00	0.00	13.00	0.0000	1.76	0.10	0
100yr-72hr	Pond 1	16.50	0.00	14.93	0.0004	128.27	108.25	112372
100yr-72hr	Pond 2	13.75	0.00	14.65	0.0008	112.09	110.94	30135
100yr-72hr	Proposed Pond	15.00	0.00	15.11	0.0006	155.04	146.35	70078
100yr-72hr	PRPBNDY	14.00	0.00	14.00	0.0000	145.50	0.00	0
25yr-72hr	BNDY1	14.00	0.00	14.00	0.0000	77.07	0.00	0
25yr-72hr	BNDY2	14.00	0.00	13.75	0.0000	81.34	0.00	0
25yr-72hr	GW	9999.00	0.00	13.00	0.0000	1.47	0.06	0
25yr-72hr	Pond 1	16.50	0.00	14.75	-0.0004	95.09	77.45	112372
25yr-72hr	Pond 2	13.75	0.00	14.49	0.0010	82.75	81.65	30135
25yr-72hr	Proposed Pond	15.00	0.00	14.91	0.0006	115.24	107.55	68977
25yr-72hr	PRPBNDY	14.00	0.00	14.00	0.0000	106.84	0.00	0

8C. LINKS MAXIMUM CONDITIONS REPORT

Proposed Conditions - Max Link Conditions (Design)

Link Min/Max Conditions : Multi Item | (sim, name) [Design]

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
100yr-72hr	Perc 1	0.48	0.00	0.00	0.00	0.00	0.00
100yr-72hr	Perc 2	0.43	-0.04	0.00	0.00	0.00	0.00
100yr-72hr	PRPPERC	0.91	-0.08	0.00	0.00	0.00	0.00
100yr-72hr	PRPW	145.50	0.00	0.10	2.89	2.89	2.89
100yr-72hr	W1	107.80	0.00	0.05	2.65	2.65	2.65
100yr-72hr	W2	110.57	0.00	0.13	2.61	2.61	2.61
25yr-72hr	Perc 1	0.40	0.00	0.00	0.00	0.00	0.00
25yr-72hr	Perc 2	0.36	-0.02	0.00	0.00	0.00	0.00
25yr-72hr	PRPPERC	0.76	-0.05	0.00	0.00	0.00	0.00
25yr-72hr	PRPW	106.84	0.00	0.10	2.63	2.63	2.63
25yr-72hr	W1	77.07	0.00	0.06	2.39	2.39	2.39
25yr-72hr	W2	81.34	0.00	0.11	2.37	2.37	2.37

9. PROPOSED DRY CONTINUOUS MODEL CALCULATIONS

A. Basins Maximum Conditions Report
B. Nodes Maximum Conditions Report
C. Links Maximum Conditions Report

9A. BASINS MAXIMUM CONDITIONS REPORT

Manual Basin : Multi Item | (sim, name) : Runoff Summary [Dry]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
100yr-72hr	B1	128.27	60.0250	14.90	13.33	19.9023
100yr-72hr	B2	112.09	60.0000	14.90	12.82	15.6765
100yr-72hr	PRPB	155.04	60.0167	14.90	13.59	23.9525
25yr-72hr	B1	95.09	60.0250	11.20	9.68	19.9023
25yr-72hr	B2	82.75	60.0000	11.20	9.19	15.6765
25yr-72hr	PRPB	115.24	60.0250	11.20	9.93	23.9525

9B. NODES MAXIMUM CONDITIONS REPORT

Proposed Conditions - Max Node Conditions (Dry)

Node Max Conditions : Multi Item | (sim, name) [Dry]

Sim Name	Node Name	Warning Stage (ft)	Alert Stage (ft)	Max Stage (ft)	Min/Max Delta Stage (ft)	Max Total Inflow (cfs)	Max Total Outflow (cfs)	Max Surface Area (ft2)
100yr-72hr	BNDY1	14.00	0.00	14.00	0.0000	107.80	0.00	0
100yr-72hr	BNDY2	14.00	0.00	13.75	0.0000	110.57	0.00	0
100yr-72hr	GW	9999.00	0.00	13.00	0.0000	1.76	0.10	0
100yr-72hr	Pond 1	16.50	0.00	14.93	0.0001	128.27	108.26	112372
100yr-72hr	Pond 2	13.75	0.00	14.65	-0.0001	112.09	110.94	30135
100yr-72hr	Proposed Pond	15.00	0.00	15.11	-0.0001	155.04	146.35	70078
100yr-72hr	PRPBNDY	14.00	0.00	14.00	0.0000	145.50	0.00	0
25yr-72hr	BNDY1	14.00	0.00	14.00	0.0000	77.07	0.00	0
25yr-72hr	BNDY2	14.00	0.00	13.75	0.0000	81.34	0.00	0
25yr-72hr	GW	9999.00	0.00	13.00	0.0000	1.47	0.06	0
25yr-72hr	Pond 1	16.50	0.00	14.75	-0.0001	95.09	77.45	112372
25yr-72hr	Pond 2	13.75	0.00	14.49	0.0001	82.75	81.65	30135
25yr-72hr	Proposed Pond	15.00	0.00	14.91	0.0001	115.24	107.55	68977
25yr-72hr	PRPBNDY	14.00	0.00	14.00	0.0000	106.84	0.00	0

9C. LINKS MAXIMUM CONDITIONS REPORT

Proposed Conditions - Max Link Conditions (Dry)

Link Min/Max Conditions : Multi Item | (sim, name) [Dry]

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
100yr-72hr	Perc 1	0.48	0.00	0.00	0.00	0.00	0.00
100yr-72hr	Perc 2	0.43	-0.04	0.00	0.00	0.00	0.00
100yr-72hr	PRPPERC	0.91	-0.08	0.00	0.00	0.00	0.00
100yr-72hr	PRPW	145.50	0.00	-0.02	2.89	2.89	2.89
100yr-72hr	W1	107.80	0.00	0.02	2.65	2.65	2.65
100yr-72hr	W2	110.57	0.00	-0.02	2.61	2.61	2.61
25yr-72hr	Perc 1	0.40	0.00	0.00	0.00	0.00	0.00
25yr-72hr	Perc 2	0.36	-0.02	0.00	0.00	0.00	0.00
25yr-72hr	PRPPERC	0.76	-0.05	0.00	0.00	0.00	0.00
25yr-72hr	PRPW	106.84	0.00	-0.02	2.63	2.63	2.63
25yr-72hr	W1	77.07	0.00	0.02	2.39	2.39	2.39
25yr-72hr	W2	81.34	0.00	-0.02	2.37	2.37	2.37

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ANALYSIS OF THE COMMERCIAL FLOOR AREA IN LEE PLAN POLICY 33.2.5

prepared by

VAIKE O'GRADY, RESIDENTIAL MARKETING RESOURCES

MAY 2025

About Vaike O'Grady

Vaike O'Grady brings over two decades of expertise in residential real estate to developers, builders, and industry partners.

Drawing from her extensive experience with leading organizations like Newland Communities (now Brookfield Residential) and Metrostudy (now Zonda), Vaike specializes in conducting comprehensive market research to drive strategic decision-making.

Vaike founded Residential Marketing Resources in 2023.

TABLE OF CONTENTS

Introduction....3

Executive Summary....5

Economic & Demographic Overview....6

Residential Development Review....12

Commercial Demand Analysis....22

Conclusions....30

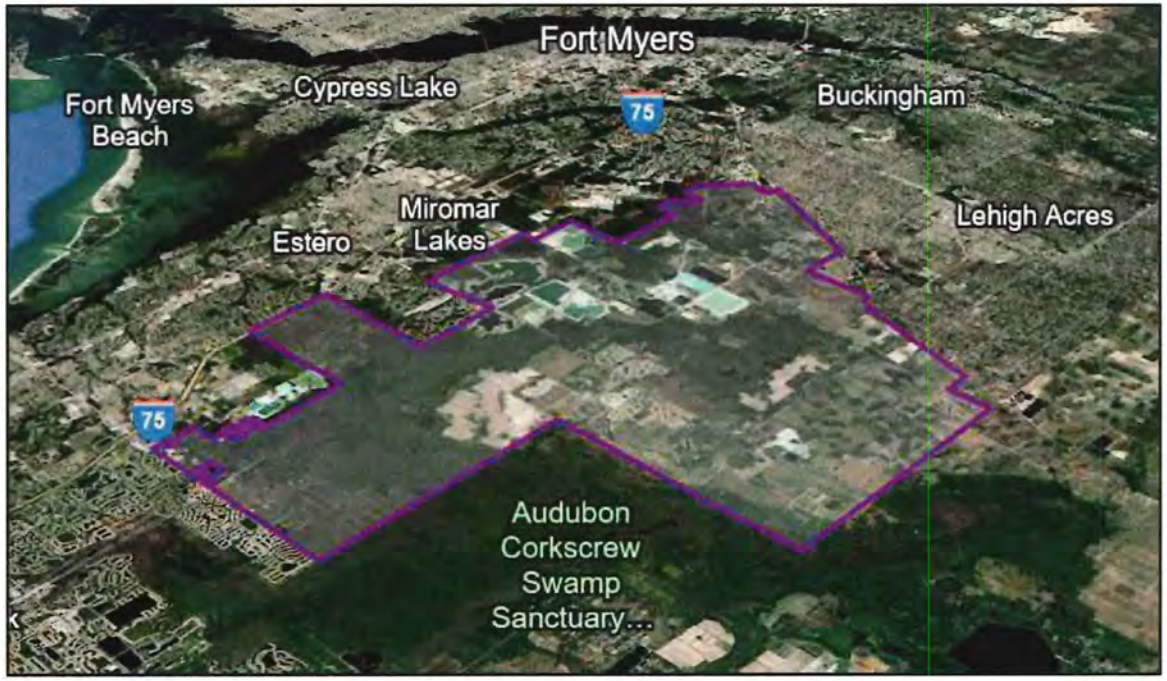
Assumptions & Limiting Conditions....33

INTRODUCTION

Maximum Commercial Floor Area in Lee Plan Policy 33.2.5 Commercial Cap Assessment

Residential Marketing Resources ("RMR") has been engaged to provide an independent third-party market study to evaluate the existing 300,000 SF commercial/non-residential development "cap" in southeast Lee County's Planning District 18, as contained in Lee Plan policy 33.2.5.

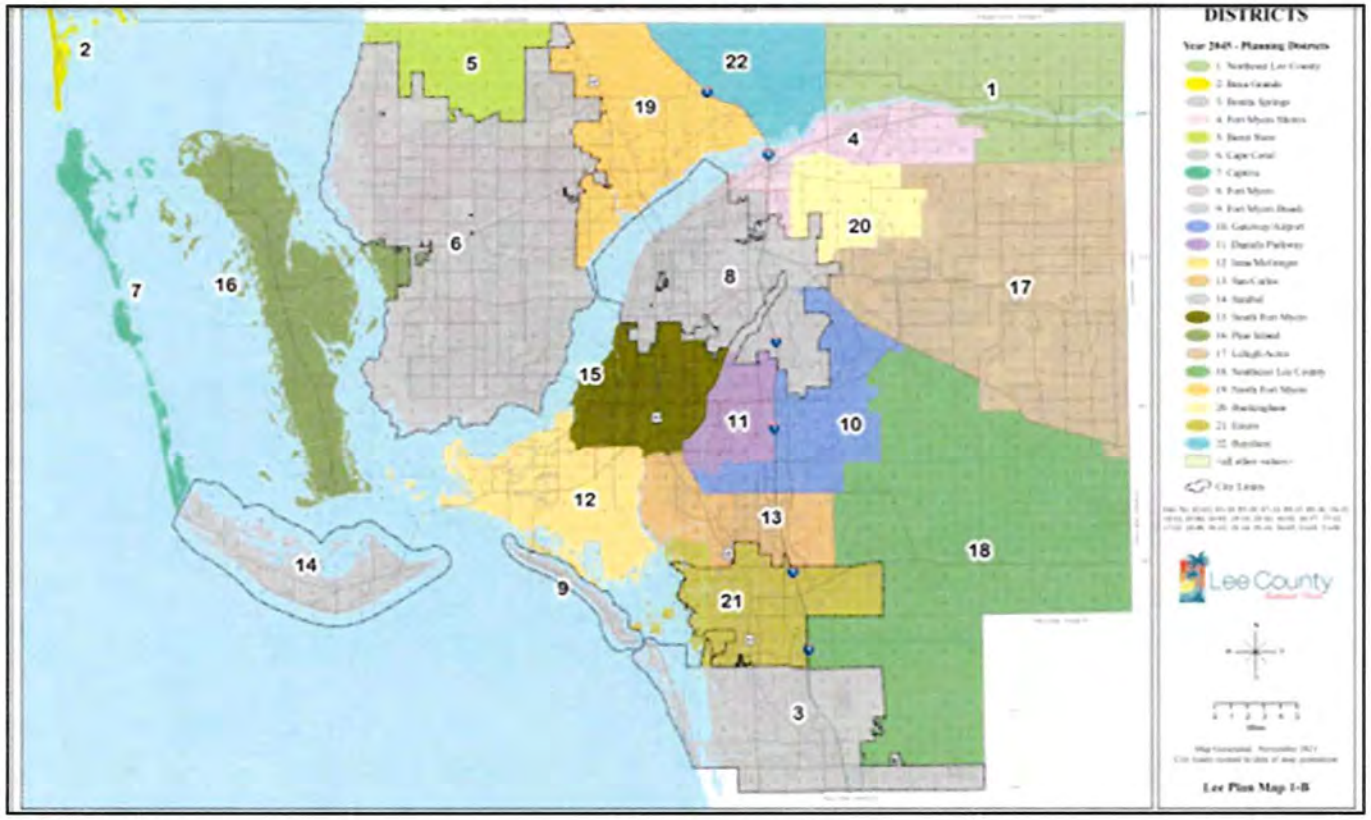
The analysis was done in the context of approved residential units and commercial floor area and the total demand for commercial in the Southeast Lee County planning area.



INTRODUCTION

Maximum Commercial Floor Area in Lee Plan Policy 33.2.5

The study focuses on Planning District 18, which is roughly bordered by SR82 to the north, the Lee county line to the east, and Bonita Beach Road to the south. Along the western edge, Planning District 18 is bordered by the city of Estero, the community of Miromar Lakes, and Southwest Florida International Airport.



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EXECUTIVE SUMMARY

Why Remove the Maximum Commercial Floor Area in Lee Plan Policy 33.2.5?

Southeast Lee County is experiencing rapid population and residential growth, with nearly 28,000 approved new housing units in the pipeline. The past approvals create a statistical continuation of growth in households, although it is recognized that the area's planning restrictions may not allow these trends to continue.

Regardless, this surge, coupled with demand from adjacent communities, has created a significant gap between residential expansion and commercial space availability.

The current 300,000 SF Maximum Commercial Floor Area ("commercial cap") is far below projected needs, with a shortfall of nearly 1 million square feet, assuming all approved commercial projects proceed.

YEAR	2025
HOUSEHOLDS IN PD 18 ZIPS	42,490
MEDIAN MIN REQUIREMENT (45 SF/DU)	1,912,058
CURRENT APPROVED COMMERCIAL SF	940,000
POTENTIAL SHORTFALL (45 SF/DU)	(972,058)

Essential services like grocery stores, healthcare facilities, and office space already strain the limited supply. Additionally, projected employment growth and increasing traffic congestion further underscore the need for local commercial development. The cap acts as a market constraint, limiting economic potential and quality of life. Lifting or expanding it is critical to aligning infrastructure with actual demand and ensuring sustainable community growth.

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ECONOMIC & DEMOGRAPHIC OVERVIEW

BIG CHANGES SINCE THE PANDEMIC

Lee County Growing Faster than Florida

Florida has always been an attractive area for migration. The 2020 pandemic fueled a significant increase in relocation to Florida, and Lee County in particular. Between 2020 and 2024, the population of Lee County grew by 8.7 percent.

Estimated Population	Lee County	% Change from 2020	Florida	% Change from 2020
2021 Estimate	782,579	2.9%	21,898,945	1.7%
2022 Estimate	802,178	5.4%	22,276,132	3.4%
2023 Estimate	800,989	5.3%	22,634,867	5.1%
2024 Estimate	827,016	8.7%	23,014,551	6.9%

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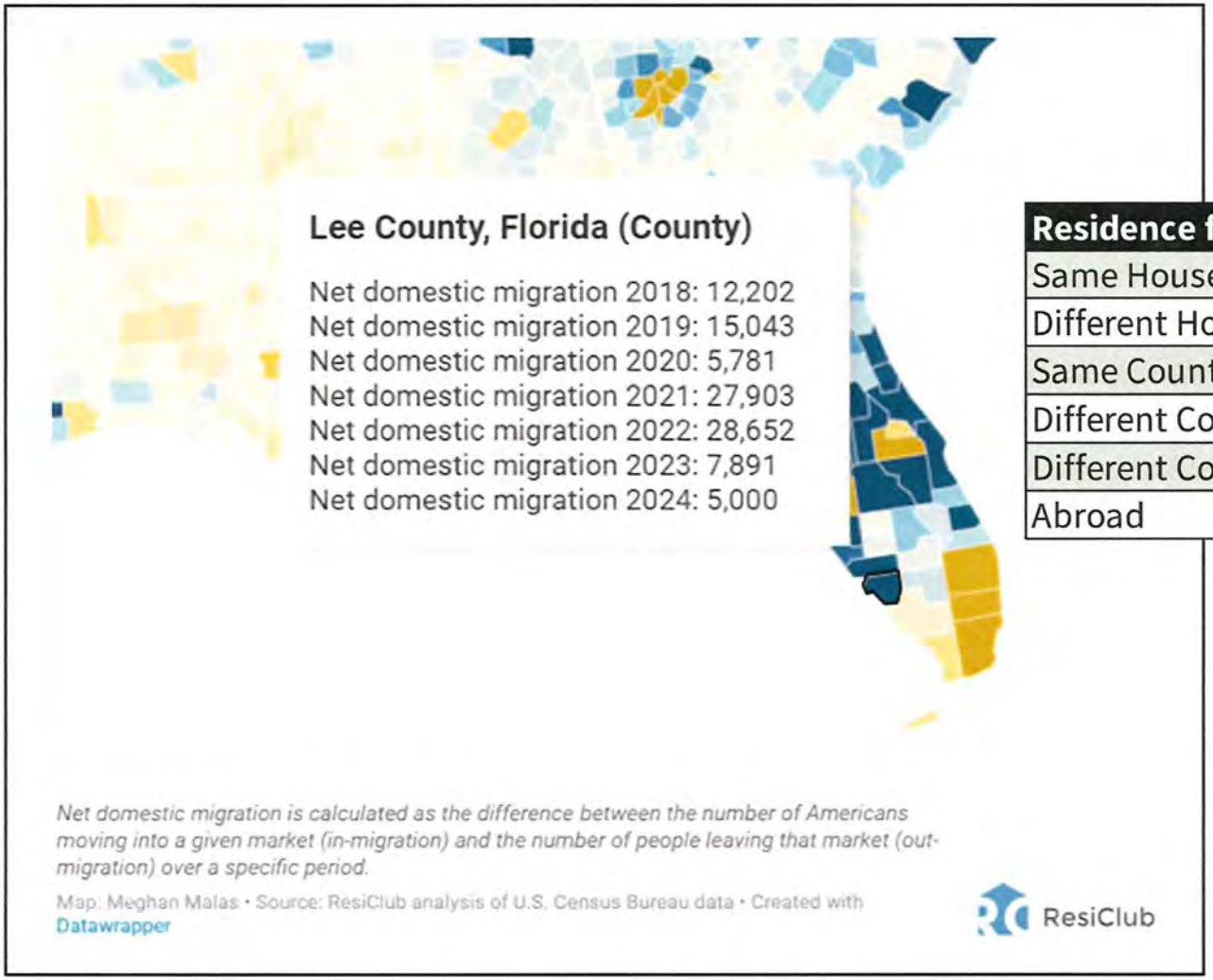
Source: Florida Legislature, Office of Economic and Demographic Research, December 2024

MIGRATION UPDATE

While Slowing, People are Stil Moving to Lee County



Residence from One Year Ago	Percent
Same House	86.2%
Different House in US	12.8%
Same County in FL	6.7%
Different County in FL	2.1%
Different County in Another State	4.1%
Abroad	0.9%

Source: Florida Legislature, Office of Economic and Demographic Research, December 2024

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POPULATION PROJECTIONS

Lee County is Growing Faster then Florida

Looking forward, Lee County and Florida as a whole are anticipated to continue to add population. On average, the 5-year growth rate is 4.3 percent. By 2040, the population of Lee County will exceed 1,000,000 people.

Estimated Population	Lee County	% Growth	Florida	% Growth
2024 Estimate	827,016		23,014,551	
2025 Forecast	835,889	1.1%	23,292,200	1.2%
2030 Forecast	908,482	8.0%	24,698,545	5.7%
2035 Forecast	964,371	5.8%	25,814,954	4.3%
2040 Forecast	1,006,745	4.2%	26,682,030	3.2%
2045 Forecast	1,042,448	3.4%	27,408,379	2.7%
2050 Forecast	1,075,096	3.0%	28,065,018	2.3%

Source: Florida Legislature, Office of Economic and Demographic Research, December 2024

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HOUSEHOLD PROJECTIONS

Lee County

Assuming the average household size is 2.35 people (as it was in the 2020 census), Lee County is projected to add 30,891 households from 2025-2030. That's roughly 6,000 households each year in the next 5 years, assuming there is enough housing supply to accommodate the demand.

While the pace is expected to slow in future years, it remains significant.

Estimated Population	Lee County	Households	Change in Households	Change from Prior Year
2024 Estimate	827,016	351922		
2025 Forecast	835,889	355697	3776	1%
2030 Forecast	908,482	386588	30891	8%
2035 Forecast	964,371	410371	23783	6%
2040 Forecast	1,006,745	428402	18031	4%
2045 Forecast	1,042,448	443595	15193	3%
2050 Forecast	1,075,096	457488	13893	3%

Source: Florida Legislature, Office of Economic and Demographic Research, December 2024

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POPULATION GROWTH IN LEE COUNTY

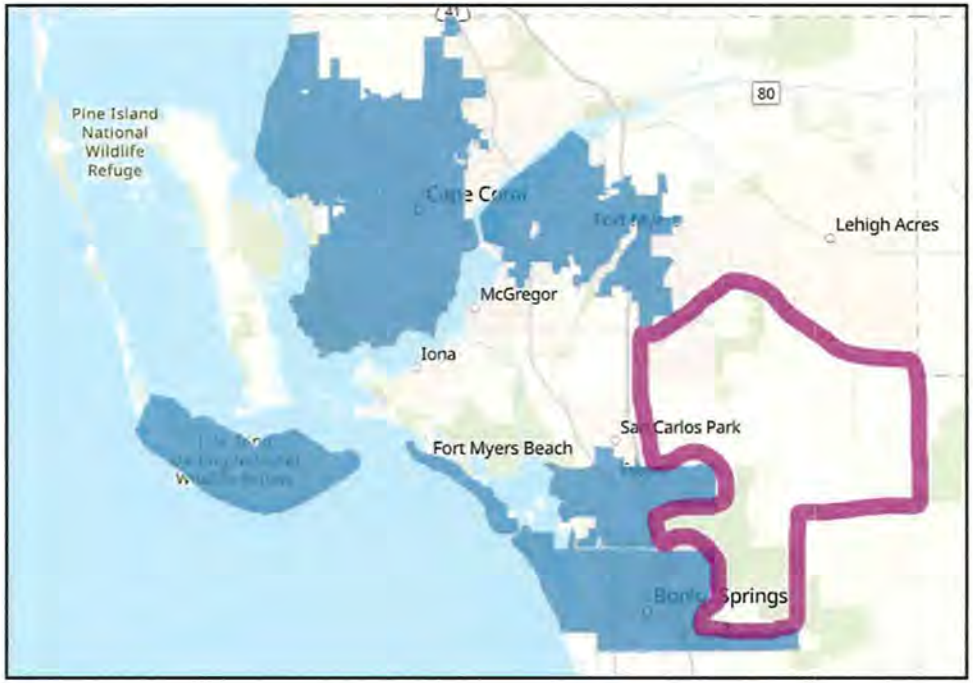
Planning District 18 Current Population Estimated at +/- 100,000 People

As of April 2024, the unincorporated areas of Lee County contain almost half of the population of the county. While Planning District 18 represents about half of the unincorporated area in Lee County (see map), its current population is estimated to be about a quarter of the total 402,305 people who live outside city limits.

The only areas to lose population during this time were those most affected by Hurricane Ian (Fort Myers Beach and Sanibel). Some of those residents are likely to relocate to other areas of Lee County, including Planning District 18.

Sources: Lee County Maps and Florida Legislature, Office of Economic and Demographic Research, December 2024

Area	April 1, 2024 Population Estimate	April 1, 2020 to April 1, 2024 Total Change	April 1, 2020 Census Count[1]
Lee County	827,016	66,194	760,822
Bonita Springs	56,066	2,422	53,644
Cape Coral	220,236	26,220	194,016
Estero	37,993	1,054	36,939
Fort Myers	100,780	14,385	86,395
Fort Myers Beach	3,665	-1,917	5,582
Sanibel	5,971	-411	6,382
UNINCORPORATED	402,305	24,441	377,864



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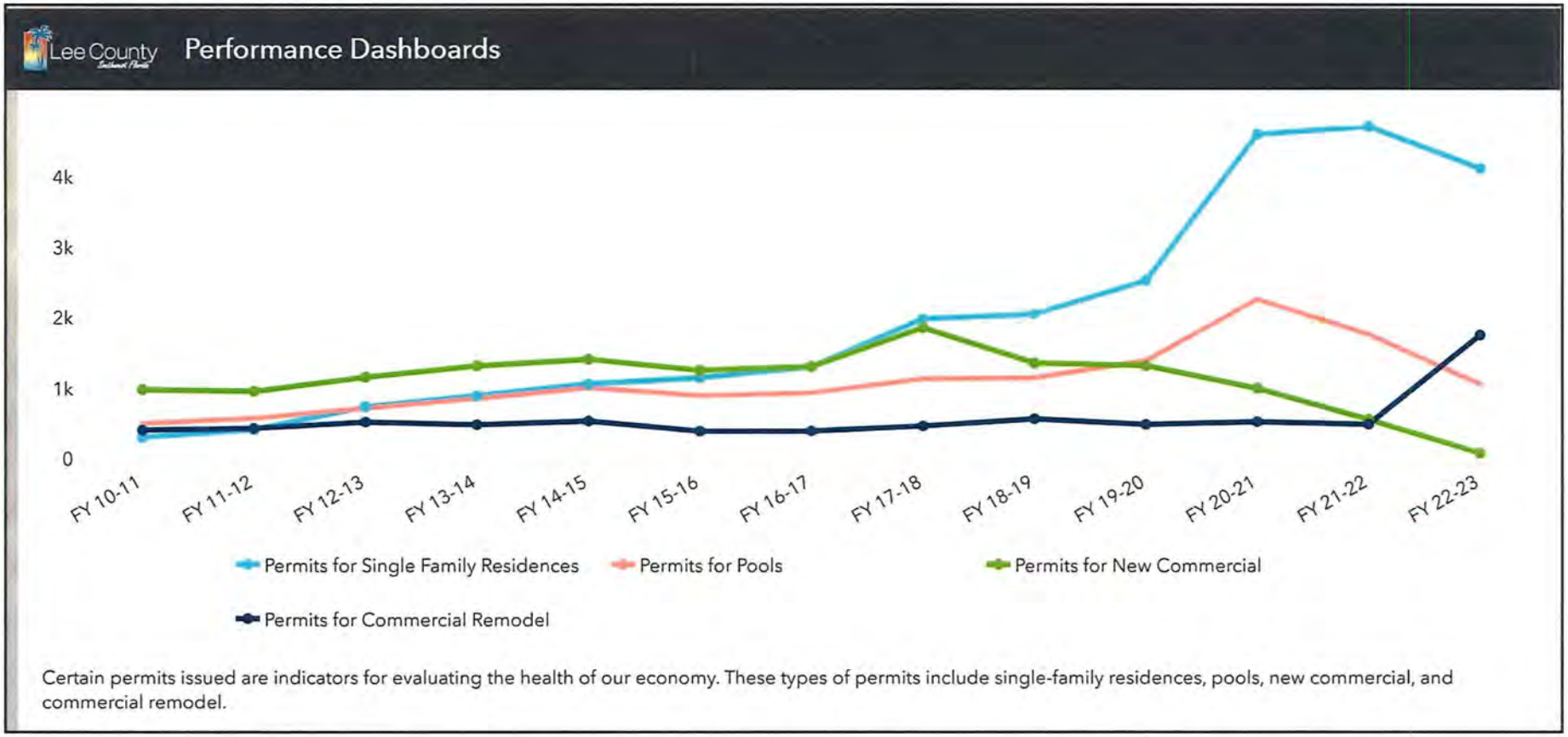
RESIDENTIAL DEVELOPMENT REVIEW

RESIDENTIAL DEVELOPMENT PROJECTIONS

Building Permit Activity



While it's generally true that "rooftops precede retail," the gap between residential and commercial permits in Lee County has been diverging. In FY 22-23, there were 4,200 building permits issued in Lee County.

Source: Lee County Economic Development Dashboard

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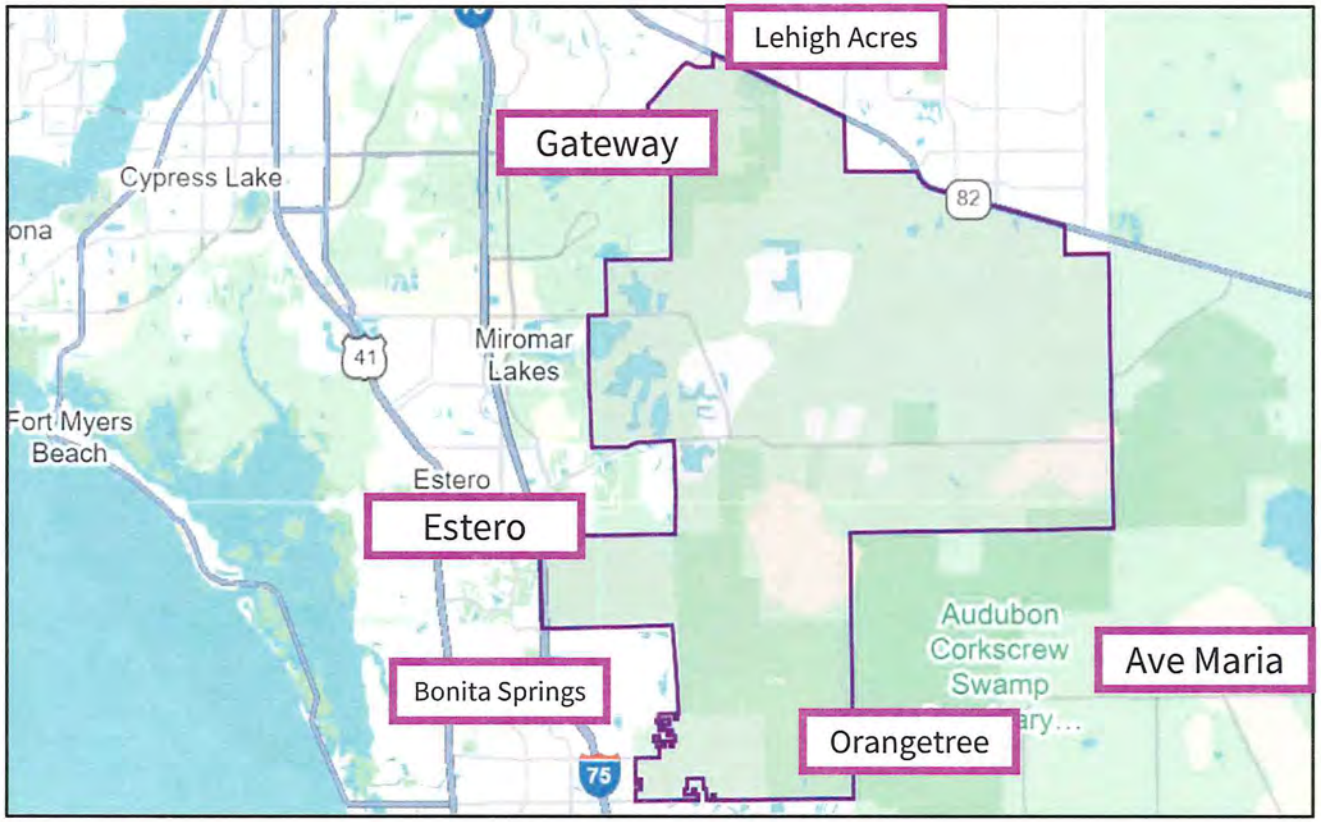
RESIDENTIAL DEVELOPMENT REVIEW

Southeast Lee County

Planning District 18 is encircled by residential development, including the cities of Estero and Bonita Springs and communities such as Gateway, Orangetree and Lehigh Acres. Just over the county line, the community of Ave Maria is growing rapidly as well. People living on the edges of Planning District 18 may seek retail, dining, office and healthcare within the District.



Source: Google Maps/Google Earth

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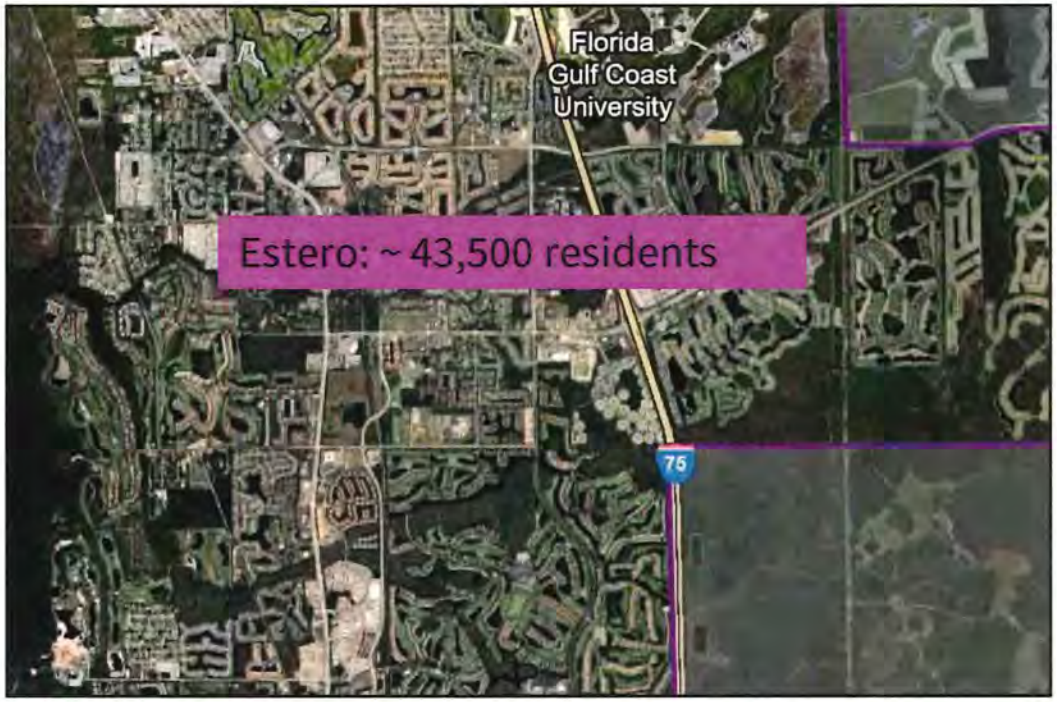
RESIDENTIAL DEVELOPMENT REVIEW

Estero

To the west of Planning District 18, Estero has experienced significant growth in recent years, transforming from a small community of around 10,000 residents in 2010 to a vibrant town with approximately **33,000 residents** as of recent estimates. The following planned communities in Estero are or will be home to ~10,500 more residents, increasing the size of Estero to 43,500 people.



Source: Google Maps/Google Earth

- The Brooks: ~3,500 homes
- Pelican Sound: ~900 residences
- Stoneybrook: ~1,200 homes
- Grandezza: ~800 residences
- Bella Terra: ~1,000 homes
- Coconut Point: ~500 units
- Mediterranean Village at Estero (The Colony): ~850 residences
- Village of Estero (Estero Town Center): ~400 units *
- Wildcat Run: ~450 homes
- Riverdale: ~700 homes

**at current May 2025, still in development*

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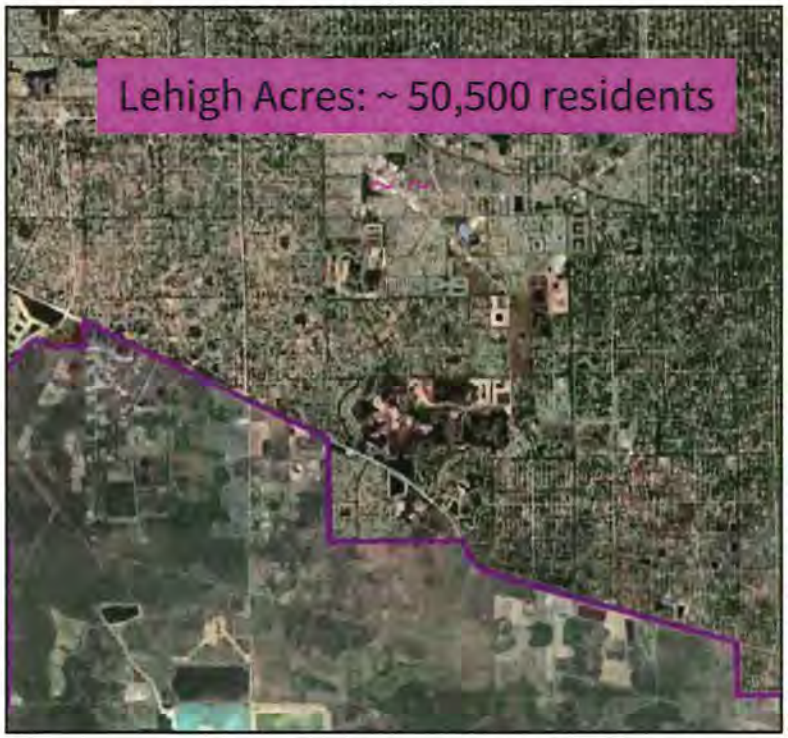
RESIDENTIAL DEVELOPMENT REVIEW

Lehigh Acres

North of Planning District 18 is Lehigh Acres. As of recent estimates, Lehigh Acres has approximately **40,000-45,000** housing units total across its entire area, with capacity for significant future growth as many platted lots remain undeveloped. Lehigh's pre-platting history leaves it deficient on supporting services and retail. The Alico extension road aims to provide an alternative travel pattern to south Lee and Collier County that will drive through the heart of Planning District 18. Within Lehigh Acres, new home development is ramping up.



Source: Google Maps/Google Earth

<u>DR Horton/Express Homes:</u>
- Mirror Lakes – several hundred homes
- Sunset Pointe - 100-150 planned homes
- Hampton Hills - 200+ homes

<u>Pulte:</u>
- Timber Creek - 300+ homes
- Castalina - 150-200 homes

<u>Lennar</u>:
- Stoneybrook at Gateway (borders Lehigh Acres)
- Savanna Lakes – 630 homes, " "
- The Groves - 250 homes

LGI Homes at Varsity Lakes - 150+ homes

Adams Homes at Lehigh Acres – 50-100 homes

Neal Communities – new to Lehigh Acres

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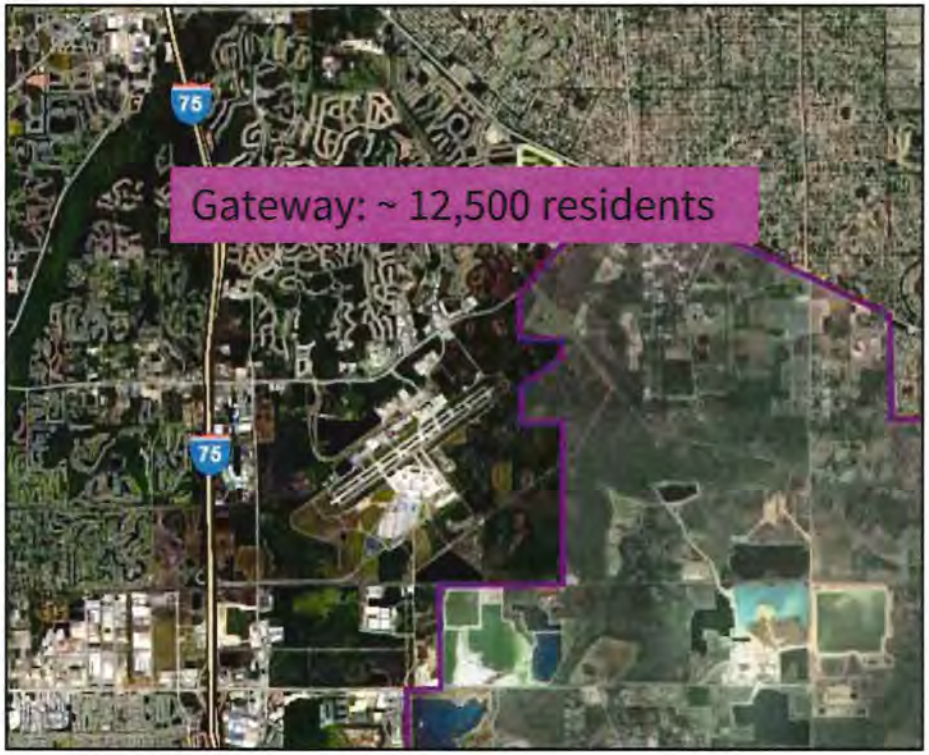
RESIDENTIAL DEVELOPMENT REVIEW

Southeast Lee County – Gateway

Northwest of Planning District 18, Gateway is home to approximately **10,000-12,000 residents** across nearly 5,000 homes on 3,000 acres arranged around the centerpiece Gateway Golf & Country Club. The Gateway area is growing toward its eastern edge and Lehigh Acres.



Source: Google Maps/Google Earth

Lennar:
- Coastal Key: ~180 homes (nearly complete)
- The Forum: ~450 homes
- Stoneybrook at Gateway (borders Lehigh Acres)

Pulte:
- Somerset at the Plantation: ~230 homes

D.R. Horton:
- The Landings at Gateway: ~150 homes planned

Taylor Morrison:
- Pebble Pointe: ~100 homes planned

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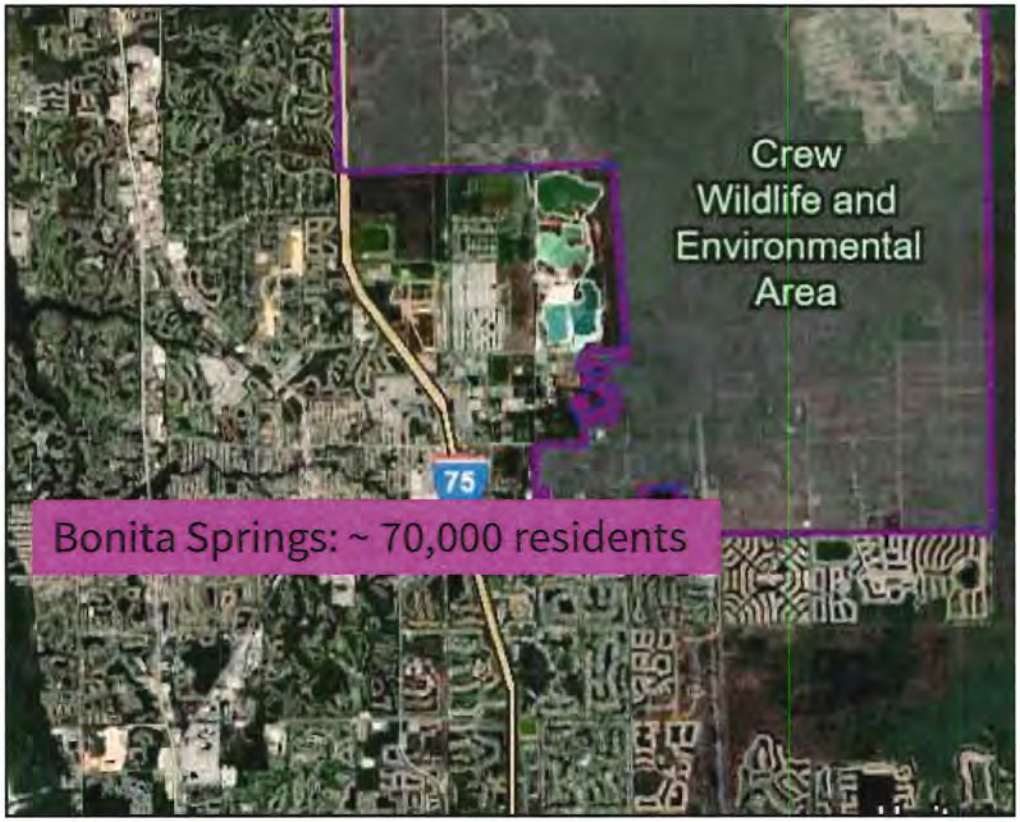
RESIDENTIAL DEVELOPMENT REVIEW

Southeast Lee County – Bonita Springs

To the south and east of Planning District 18, Bonita Springs has a total population of approximately **60,000-65,000** residents. This number fluctuates seasonally. Of these residents, approximately 45,000-50,000 live within planned communities, representing roughly 75-80% of Bonita Springs' total population. New home development may add 3,500-4,000 units in Bonita Springs.

- Bonita Bay: ~3,200 homes
- Spanish Wells: ~1,200 homes
- Worthington Country Club: ~800 homes
- Palmira Golf & Country Club: ~750 homes
- Pelican Landing: ~3,000 homes
- Highland Woods: ~850 homes
- Vasari Country Club: ~950 homes
- Shadow Wood Preserve: ~300 homes
- Village Walk of Bonita Springs: ~1,400 homes
- The Brooks (partially in Bonita): ~1,200 homes (Bonita portion)
- Brendan Cove: ~200 homes
- Hunters Ridge: ~550 homes
- Mediterra (partially in Bonita): ~450 homes (Bonita portion)
- Bonita National: ~ 1460 homes
- Valencia Bonita: ~ 1000 homes



Source: Google Maps/Google Earth

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RESIDENTIAL DEVELOPMENT OVERVIEW

Actively Selling and Future Communities

There are approximately 1,867 units currently being marketed within Planning District 18. These communities include Rivercreek, Esplanade Lake Club, Corkscrew Estates, Grande Shores and Parkway Preserve.

Nearly 28,000 lots have been approved and are in some stage of development, according to zoning and development order approvals by Lee County.

ACTIVELY SELLING		
Community	**Builder(s)**	**Residential Units**
Rivercreek	GL Homes, Pulte	590
Esplanade Lake Club	Taylor Morrison	650
Corkscrew Estates	Pulte	59
Grande Shores	Pulte	451
Parkway Preserve	Sobel Co	117
TOTAL		**1867**

APPROVED	
Community	**Residential Units**
Daniel's Creek	3491
WildBlue	1096
Preserve at Corkscrew	520
Corkscrew Shores	800
Corkscrew Farms	1325
Verdana Village	2409
Orchid/FFD MPD	6219
Bella Terra	1930
Solis Grande	118
Kingston	10000
TOTAL	**27908**

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RESIDENTIAL DEVELOPMENT REVIEW

27,908 Approved Residential Units

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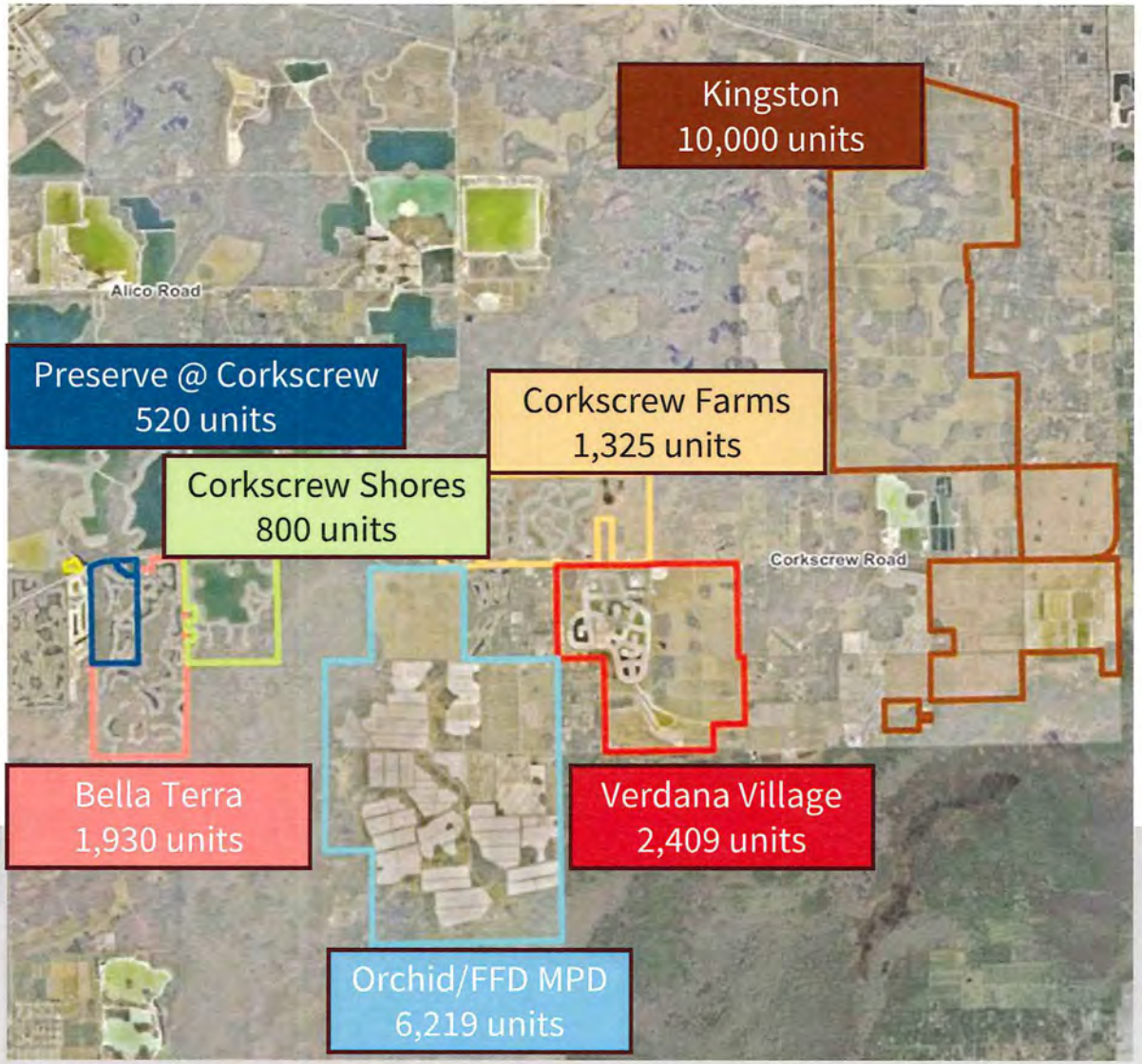
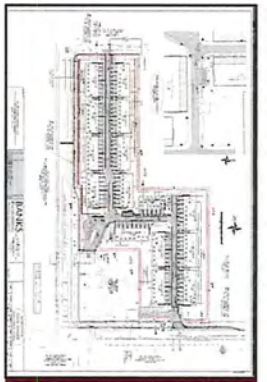


WildBlue 1,096 units

Daniel's Creek
3,491 units

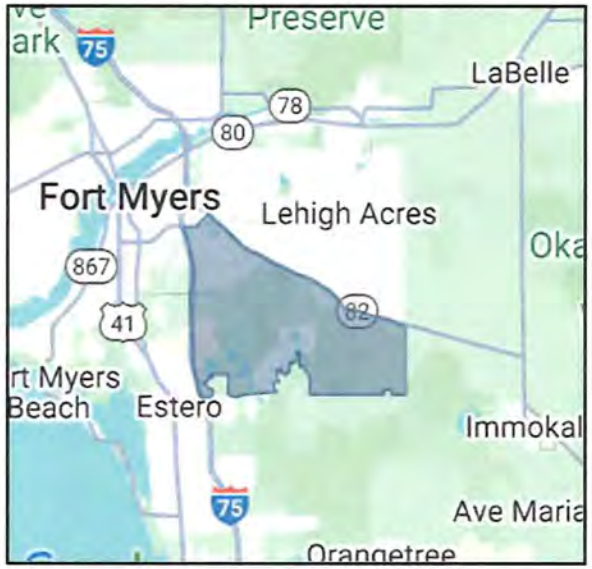


Solis Grande
118 units

HOME SALES ACTIVITY

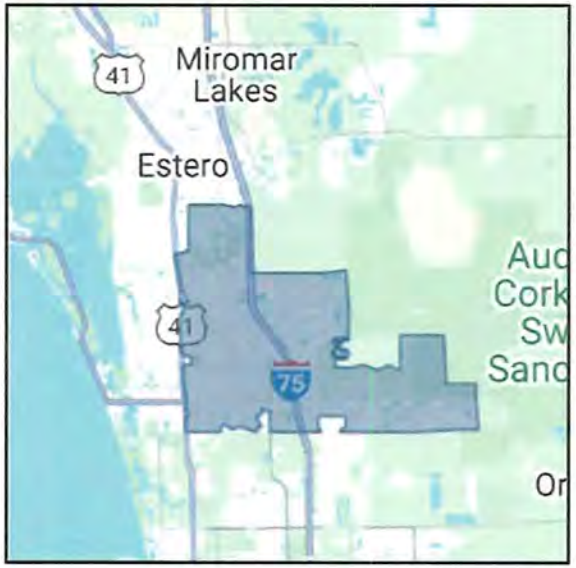
Relevant Zip Codes

33913



33928

34135



Florida Realtors' Sun Stats tracks home sales data by zip code. The two most relevant zip codes for Planning District 18 are 33913 and 33928. In addition, approximately half of the market activity in zip 34135 is in Planning District 18.

Combining the three relevant zip codes, the total existing household count is approximately 41,834, according to the 2020 Census. Factoring in home sales and new home construction from 2020-2025, we estimate the household count in the area has grown to at least 42,490.

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Source: Florida Realtors

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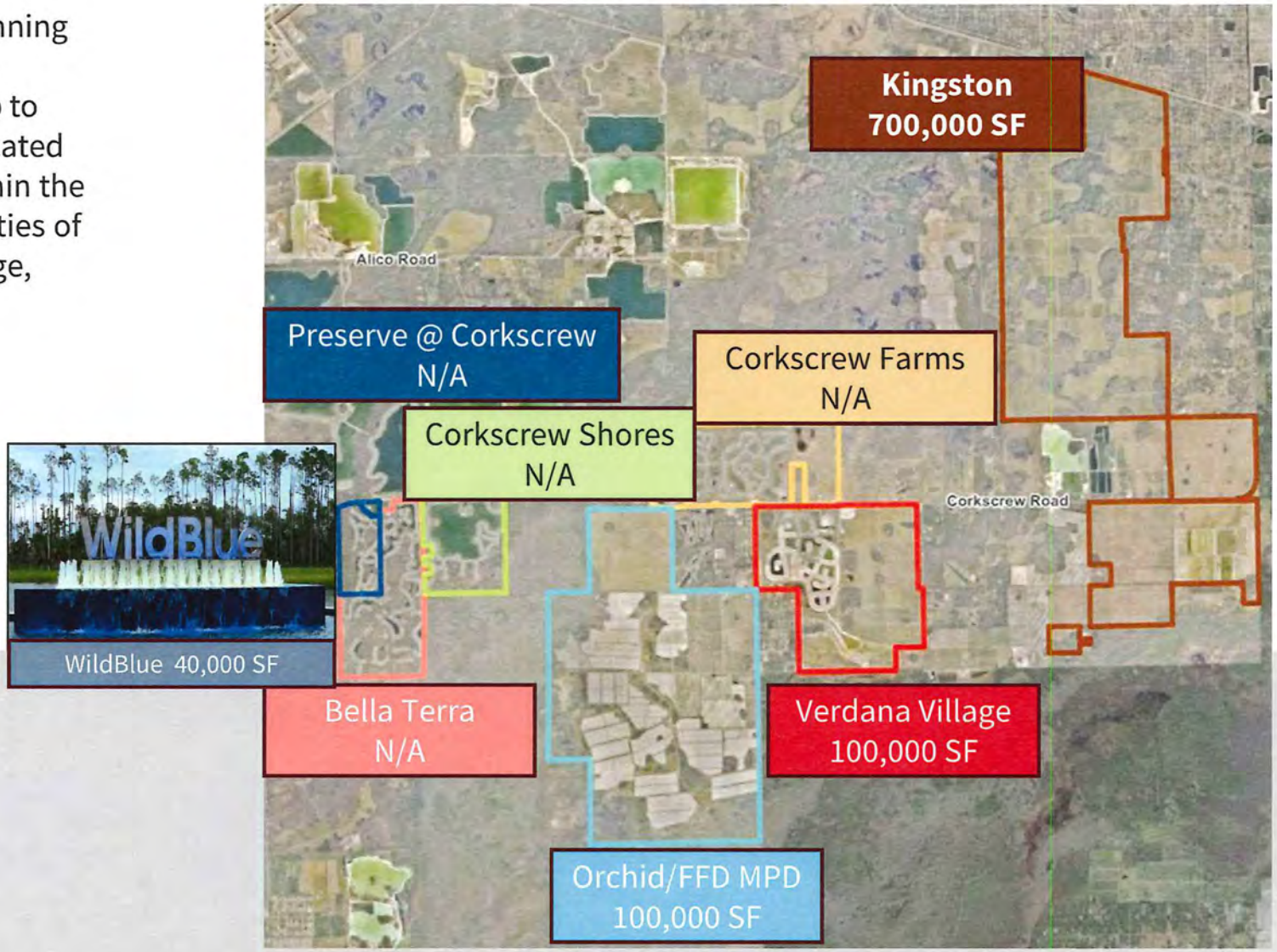
COMMERCIAL DEMAND ANALYSIS

APPROVED COMMERCIAL SF

Potential for 940,000 SF

Despite the current planning cap of 300,000, County records indicate that up to 940,000 SF may be allocated for commercial use within the District in the communities of Kingston, Verdana Village, Orchid and WildBlue.



PENDING OR APPROVED COMMERCIAL SF

Locations of Proposed Commercial

The sites for proposed commercial lie along the SR82 and Corkscrew Road corridors. As the county builds out, there will be more commercial demand in the other areas of the Planning District, particularly to the south.

Commercial nodes also could be created as new roadways are completed. Of note is the Alico Road extension, which will improve north/south traffic flow through the Planning District.

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COMMERCIAL DEMAND

Case Study: Collier County 2019

Collier County can provide a helpful reference for the commercial supply needed to meet residential demand.

In 2019, towns in Collier County's Rural Lands Stewardship Area (RLSA) were expected to provide a minimum of **65 square feet** of commercial space per dwelling unit. Villages were required to provide a minimum of **25 square feet** of commercial space per dwelling unit.

Commercial demand was found to be much higher. The Collier Interactive Growth Model created by Metro Forecasting Models in 2019 indicated that the average aggregate commercial demand for towns and villages in the Rural Lands Stewardship Area is **135 square feet** per dwelling unit.

APPLICATION TO LEE COUNTY

Using the median square footage per dwelling unit (45 SF/DU) the chart below illustrates that even if the approved 940,000 SF of potential commercial gets built, the zips in the Planning District are already short of the expected level of service.

YEAR	2025
HOUSEHOLDS IN PD 18 ZIPS	42,490
MEDIAN MIN REQUIREMENT (45 SF/DU)	1,912,058
CURRENT APPROVED COMMERCIAL SF	940,000
POTENTIAL SHORTFALL (45 SF/DU)	(972,058)

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COMMERCIAL DEMAND

Average Retail Sizes and Homes Required

Retail Type	Square Footage LOW	Square Footage HIGH	Est. Square Footage MEDIAN	Est. Homes to Support LOW	Est. Homes to Support HIGH	Est. Homes to Support MEDIAN
Coffee Shop	1,000	2,500	**1,750**	2,000	3,000	**2,500**
Convenience Store	2,500	5,000	**3,750**	1,000	2,500	**1,750**
Gas Station (store only)	2,500	5,000	**3,750**	15,000	30,000	**22,500**
Drugstore	10,000	15,000	**12,500**	5,000	7,000	**6,000**
Grocery Store	35,000	50,000	**42,500**	8,000	10,000	**9,000**
Large Retail	80,000	120,000	**100,000**	25,000	40,000	**32,500**
Supercenter	180,000	200,000	**190,000**	50,000	70,000	**60,000**

Though there is no hard and fast rule, analysis of the Florida retail environment provides some guidelines for typical commercial spaces and the homes required to support them.

The above chart indicates square footage ranges for "typical" retail uses. Coffee shops or other boutique shops have a median square footage of 1,750SF. At the other end of the spectrum, the median square footage for a Supercenter is 190,000 SF.

It takes approximately 2,500 homes to support a coffee shop, and 60,000 homes to support a Supercenter.

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COMMERCIAL DEMAND FORECAST

Retail Needs

Given the projected household growth in the relevant Planning District 18 zip codes, significant retail demand will be generated. **For retail needs alone, the 300,000 SF cap is projected to be about half the size of what demand would bear today.**

YEAR			2025
HOUSEHOLDS IN PD 18 ZIPS			42,490
TYPE OF RETAIL	MEDIAN SF	HOMES TO SUPPORT	# SUPPORTED
Coffee Shop	1750	2,500	17
Convenience Store	3750	1,750	24
Gas Station (store only)	3750	22,500	2
Drugstore	12500	6,000	7
Grocery Store	42500	9,000	5
Large Retail	100000	32,500	1
Supercenter	190000	60,000	1
TOTAL SUPPORTED SF			682,336

COMMERCIAL DEMAND FORECAST

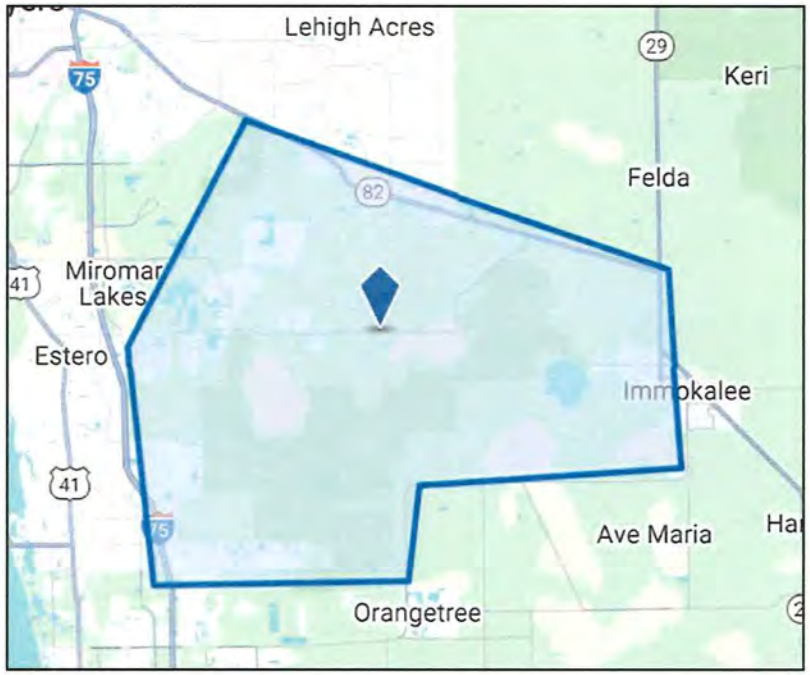
Office Space and Health Care Facilities

There is no "typical" office size, and the size of health care facilities can vary widely.

Within the approximate geography of Planning District 18, there is only one commercial site available for lease or sale. There are four existing office condos, with size estimates ranging from 3,400 to 6,000 SF.

People like to work close to where they live. As the population grows, we can anticipate additional demand for office space within Planning District 18.

Office space also can offer significant tax benefits to the County.



Source: CoStar

COMMERCIAL DEMAND FORECAST

Healthcare

Within Costar, there were no sites listed with the primary use of Healthcare. The chart below details various healthcare facilities and the associated size of each.

Given the projected population growth, we can anticipate that health care needs will accelerate as well. More commercial space will be needed to accommodate the demand. One small hospital would exceed the current 300,000 SF commercial cap.

.

Facility Type	Typical Bed Count	Approximate Square Footage
Standalone Emergency Room (FSER)	No inpatient beds	7,500 - 11,000 sq ft
Small Hospital	200 - 250 beds	440,000 - 700,000 sq ft (based on 2,200-2,800 BGSF per bed)
Large Medical Center	300+ beds	660,000 - 1,000,000+ sq ft (based on 2,200-2,800 BGSF per bed)

Source: CoStar

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CONCLUSIONS

CONCLUSIONS

Maximum Commercial Floor Area in Lee Plan Policy 33.2.5
Commercial Cap Assessment

1. **Population Surge Justifies Expansion**
   Lee County's population has grown 8.7% since 2020 and is projected to surpass 1 million by 2040. This growth, especially in Planning District 18, warrants a reassessment of the current 300,000 SF commercial cap.

2. **Residential Development Outpacing Commercial Allocation**
   Nearly 28,000 approved residential units are in various development stages in Planning District 18, creating a mismatch with the limited commercial space allocation.

3. **Current Cap Falls Short of Needs**
   Even under a moderate standard of 45 SF of commercial space per household, a shortfall of nearly 1 million SF of commercial support already exists, even if all approved commercial is built.

4. **Retail and Healthcare Facilities Require More Space**
   Common uses like grocery stores (~42,500 SF), drugstores (~12,500 SF), and especially healthcare facilities (small hospitals require 440,000–700,000 SF) would each take a large chunk—or exceed—the current cap.

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CONCLUSIONS

Maximum Commercial Floor Area in Lee Plan Policy 33.2.5
Commercial Cap Assessment

5. **Economic Growth Requires Office and Commercial Space**
   Employment in Lee County is projected to grow 11.1% by 2031, particularly in sectors needing commercial space, such as professional services, healthcare, and hospitality.

6. **Traffic and Infrastructure Strain**
   The lack of local commercial services increases travel distances and congestion as residents must drive to neighboring areas for basic services.

7. **Market Demand Outpaces Policy Restrictions**
   The 300,000 SF cap is seen as an artificial constraint that suppresses organic economic development and job creation within the district.

8. **Minimal Existing Commercial Inventory**
   There is a glaring lack of available commercial real estate today in Planning District 18, with only one commercial site currently listed for sale or lease—highlighting unmet and growing demand.

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ASSUMPTIONS & LIMITING CONDITIONS

ASSUMPTIONS & LIMITING CONDITIONS

The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the validity of the analysis and conclusions reached in this report:

- All information contained in this report, while based upon information obtained from the Southeast Lee County and other sources deemed to be reliable, is in no way warranted by Residential Marketing Resources.
- Lee County, Florida, and the nation as a whole, will not suffer any major economic shock during the time period of the forecast contained in this report.
- Population will continue to increase at or above the rate forecast.
- The sources of statistical data and demographic estimates used in this analysis are sufficiently accurate to be useful for planning purposes.
- Commercial and residential development will be designed, promoted, and managed in a professional manner.
- Radical changes in factors affecting the major assumptions noted above could alter the conclusions reached in this analysis or necessitate the re-evaluation of portions of this report.

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Vaike O'Grady
Residential Marketing Resources
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TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Fred Drovdlic, AICP
RVi Planning + Landscape Architecture

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: June 24, 2025

RE: Southeast Lee County Trip Capture Analysis
Lee County, Florida

TR Transportation Consultants, Inc. has completed a trip capture analysis for the Southeast Lee County community plan area, or Planning District No. 18 as shown on the attached *Lee Plan Map 1-B*. Per Lee Plan Policy 33.2.5, the "*maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet*". This Memorandum summarizes findings from a trip capture analysis prepared in support of a request to remove the existing 300,000 square foot commercial/non-residential cap within the Southeast Lee County plan area as established by Lee Plan Policy 33.2.5.

Per the market demand study prepared as part of this application, the total number of households projected within Planning District No. 18 is approximately 42,490 units, including 27,908 units already approved or under development. Additionally, there is up to 940,000 square feet of commercial floor area that may currently be allocated within District No. 18 across several approved communities such as Kingston, Verdana Village, Orchid MPD and WildBlue MPD. Per the market demand study, this district needs a minimum of 1,912,058 square feet of commercial uses (45 Sq. Ft./dwelling unit) to serve the residents. As a result, the trip capture analysis as part of this Memorandum was completed based on the following three (3) scenarios.

- Scenario #1: 300,000 Sq. Ft. Commercial (Existing Cap) serving 42,490 homes
- Scenario #2: 940,000 Sq. Ft. Commercial (Currently Approved) serving 42,490 homes
- Scenario #3: 1,912,058 Sq. Ft. Commercial (Min Needed) serving 42,490 homes

Trip Generation

The trip generation for each scenario was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the commercial uses and Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of approved residential uses. The equations utilized from these land uses are contained in the Appendix of this Memorandum for reference. **Table 1, Table 2** and **Table 3** indicate the weekday daily trip generation based on Scenario #1, Scenario #2 and Scenario #3, respectively.

Table 1
Trip Generation – Scenario #1
300k Sq. Ft. Commercial & 42,490 Homes

Land Use	Daily Trips
Single-Family Detached Housing (42,490 Dwelling Units)	264,200
Commercial (300,000 Sq. Ft.)	13,697
Total Trips	**277,897**

Table 2
Trip Generation – Scenario #2
940k Sq. Ft. Commercial & 42,490 Homes

Land Use	Daily Trips
Single-Family Detached Housing (42,490 Dwelling Units)	264,200
Commercial (940,000 Sq. Ft.)	30,407
Total Trips	**294,607**

Table 3
Trip Generation – Scenario #3
1,912,058 Sq. Ft. Commercial & 42,490 Homes

Land Use	Daily Trips
Single-Family Detached Housing (42,490 Dwelling Units)	264,200
Commercial (1,912,058 Sq. Ft.)	55,788
Total Trips	**319,988**

Trip Capture Analysis

ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall external trip generation. This interaction is called "internal capture". In other words, trips that would normally come from external sources would come from uses that are within the area, thus reducing the overall impact on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Tables 1-3, there is data in the ITE report for interaction between the commercial and residential uses. An internal capture calculation for each scenario was completed consistent with the methodologies in the NCHRP Report and published in the ITE ***Trip Generation Handbook***, 3rd Edition. **Table 4** summarizes the weekday Daily trip capture percentages for each scenario.

Table 4
Trip Capture Analysis Summary
Scenario #1 vs Scenario #2 vs Scenario #3

Scenario	ITE Weekday Daily Trip Capture Percentage (Number of Two-Way Trips)
Scenario #1	2% (4,932 Trips)
Scenario #2	4% (10,946 Trips)
Scenario #3	6% (20,082 Trips)

As can be seen from Table 4, the increase in commercial floor area or removal of the trip cap per Lee Plan Policy 33.2.5 would result in a significantly higher internal trip capture percentage between the residential and commercial uses. In other words, increasing the amount of commercial goods and services in Planning District No. 18 would not only support projected residential growth but would also improve the overall traffic efficiency. The reason is because without sufficient commercial opportunities within the Southeast Lee County plan area, residents are forced to drive longer distances outside the area to access basic goods and services like groceries, dining, retail, or medical offices, etc. For example, those residents that live along Corkscrew Road and Alico Road would have to travel west towards I-75 where goods and services are currently available. This leads to higher vehicle-miles traveled (VMT), or the total amount of driving, which puts more pressure on an already limited roadway network.

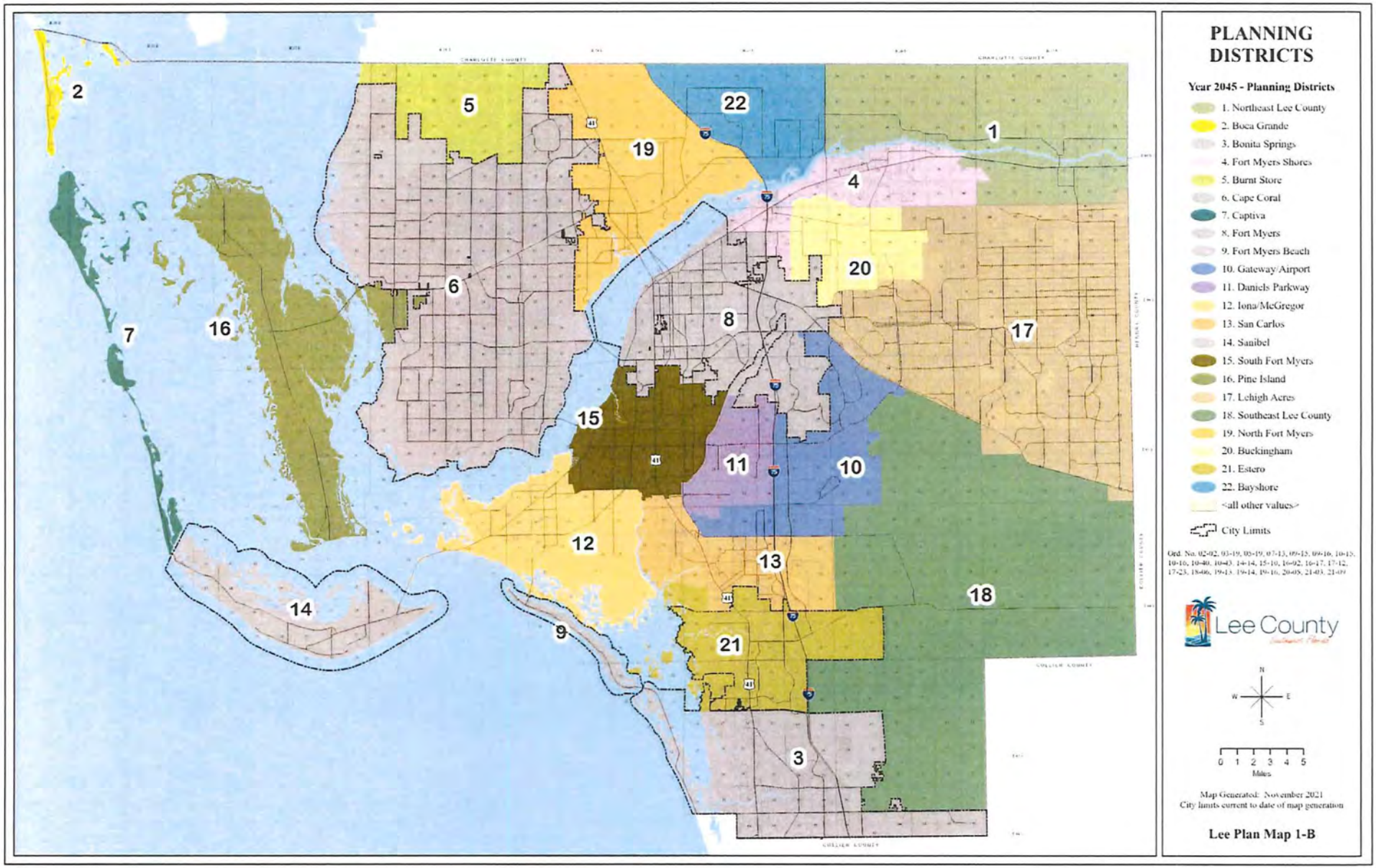
Planning District No. 18 also does not currently have an expansive roadway network. With only a few key roads (Alico Road, Corkscrew Road & SR 82) serving a large and growing population, more residents would be forced to drive farther outside the area which again would increase roadway congestion, travel times, and road maintenance needs.

Additionally, allowing more goods and services inside the district means more residents can meet their needs closer to home. This creates what is called "*internal trip capture*", where trips occur within the same area instead of adding to regional traffic. As demonstrated in this study (Table 4), internal trip capture increases significantly, or up to three (3) times higher when the commercial square footage is increased from the existing cap of 300,000 square feet to a minimum required 1,912,058 square feet. Therefore, the trip capture analysis clearly demonstrates that increasing commercial square footage in Southeast Lee County, up to or beyond the 1.9 million sq. ft. threshold, is both necessary and beneficial from a transportation planning perspective. Removing the outdated 300,000 square foot cap in Lee Plan Policy 33.2.5 would accommodate the expected population growth, improve transportation efficiency, and better serve the community's goods and service's needs.

Should you have any questions concerning this matter, please feel free to contact us.

Attachments

LEE PLAN MAP 1-B



PLANNING DISTRICTS

Year 2045 - Planning Districts

1. Northeast Lee County
2. Boca Grande
3. Bonita Springs
4. Fort Myers Shores
5. Burnt Store
6. Cape Coral
7. Captiva
8. Fort Myers
9. Fort Myers Beach
10. Gateway/Airport
11. Daniels Parkway
12. Iona/McGregor
13. San Carlos
14. Sanibel
15. South Fort Myers
16. Pine Island
17. Lehigh Acres
18. Southeast Lee County
19. North Fort Myers
20. Buckingham
21. Estero
22. Bayshore

<all other values>

City Limits

Ord. No. 02-02, 03-19, 03-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09

Lee County

N W E S

0 1 2 3 4 5
Miles

Map Generated: November 2021
City limits current to date of map generation

Lee Plan Map 1-B

MARKET DEMAND STUDY
PREPARED BY RMR

RMR
Residential Marketing Resources

ANALYSIS OF THE COMMERCIAL FLOOR AREA IN LEE PLAN POLICY 33.2.5

prepared by

VAIKE O'GRADY, RESIDENTIAL MARKETING RESOURCES

MAY 2025

EXECUTIVE SUMMARY

Why Remove the Maximum Commercial Floor Area in Lee Plan Policy 33.2.5?

Southeast Lee County is experiencing rapid population and residential growth, with nearly 28,000 approved new housing units in the pipeline. The past approvals create a statistical continuation of growth in households, although it is recognized that the area's planning restrictions may not allow these trends to continue.

Regardless, this surge, coupled with demand from adjacent communities, has created a significant gap between residential expansion and commercial space availability.

The current 300,000 SF Maximum Commercial Floor Area ("commercial cap") is far below projected needs, with a shortfall of nearly 1 million square feet, assuming all approved commercial projects proceed.

YEAR	2025
HOUSEHOLDS IN PD 18 ZIPS	42,490
MEDIAN MIN REQUIREMENT (45 SF/DU)	1,912,058
CURRENT APPROVED COMMERCIAL SF	940,000
POTENTIAL SHORTFALL (45 SF/DU)	(972,058)

Essential services like grocery stores, healthcare facilities, and office space already strain the limited supply. Additionally, projected employment growth and increasing traffic congestion further underscore the need for local commercial development. The cap acts as a market constraint, limiting economic potential and quality of life. Lifting or expanding it is critical to aligning infrastructure with actual demand and ensuring sustainable community growth.

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RESIDENTIAL DEVELOPMENT OVERVIEW

Actively Selling and Future Communities

There are approximately 1,867 units currently being marketed within Planning District 18. These communities include Rivercreek, Esplanade Lake Club, Corkscrew Estates, Grande Shores and Parkway Preserve.

Nearly 28,000 lots have been approved and are in some stage of development, according to zoning and development order approvals by Lee County.

ACTIVELY SELLING		
Community	**Builder(s)**	**Residential Units**
Rivercreek	GL Homes, Pulte	590
Esplanade Lake Club	Taylor Morrison	650
Corkscrew Estates	Pulte	59
Grande Shores	Pulte	451
Parkway Preserve	Sobel Co	117
TOTAL		**1867**

APPROVED	
Community	**Residential Units**
Daniel's Creek	3491
WildBlue	1096
Preserve at Corkscrew	520
Corkscrew Shores	800
Corkscrew Farms	1325
Verdana Village	2409
Orchid/FFD MPD	6219
Bella Terra	1930
Solis Grande	118
Kingston	10000
TOTAL	**27908**

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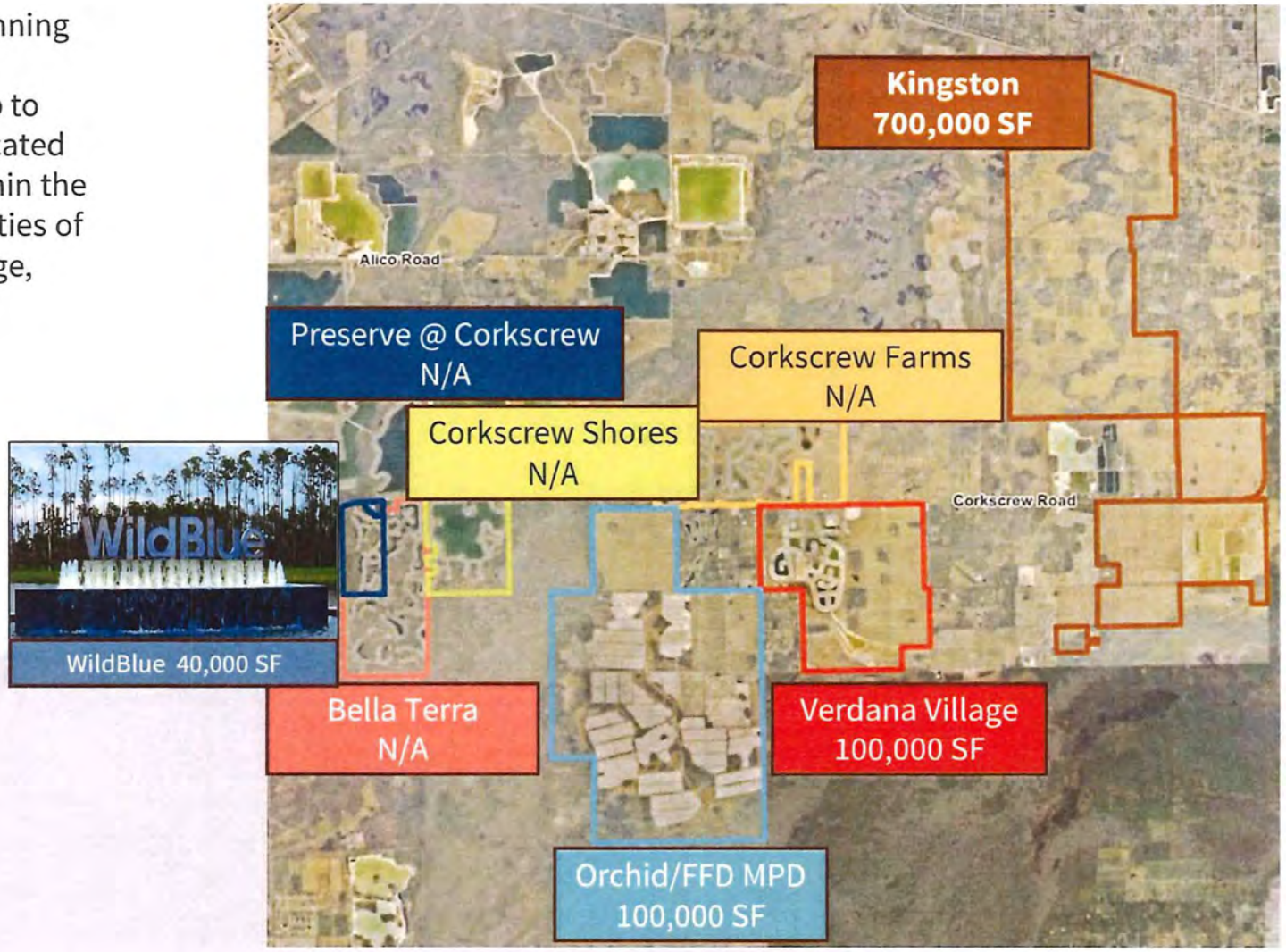
APPROVED COMMERCIAL SF

Potential for 940,000 SF

Despite the current planning cap of 300,000, County records indicate that up to 940,000 SF may be allocated for commercial use within the District in the communities of Kingston, Verdana Village, Orchid and WildBlue.



INTERNAL CAPTURE WORKSHEETS

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:	Scenario #1	Date:	
Analysis Year:		Checked By:	
Analysis Period:	Daily	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	820	300,000	SF	13,697	6,848	6,849
Restaurant				0		
Cinema/Entertainment				0		
Residential	210	42,490	Units	264,200	132,100	132,100
Hotel				0		
All Other Land Uses[2]				0		
				277,897	138,948	138,949

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1781	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	685	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	277,897	138,948	138,949
Internal Capture Percentage	2%	2%	2%
External Vehicle-Trips[5]	272,965	136,482	136,483
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	26%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	1%	1%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:	Scenario #2	Date:	
Analysis Year:		Checked By:	
Analysis Period:	Daily	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	820	940,000	SF	30,407	15,204	15,203
Restaurant				0		
Cinema/Entertainment				0		
Residential	210	42,490	Units	264,200	132,100	132,100
Hotel				0		
All Other Land Uses[2]				0		
				294,607	147,304	147,303

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	3953	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1520	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	294,607	147,304	147,303
Internal Capture Percentage	4%	4%	4%
External Vehicle-Trips[5]	283,661	141,831	141,830
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	26%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	3%	1%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:	Scenario #3	Date:	
Analysis Year:		Checked By:	
Analysis Period:	Daily	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	820	1,912,058	SF	55,788	27,894	27,894
Restaurant				0		
Cinema/Entertainment				0		
Residential	210	42,490	Units	264,200	132,100	132,100
Hotel				0		
All Other Land Uses[2]				0		
				319,988	159,994	159,994

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	7252	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	2789	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	319,988	159,994	159,994
Internal Capture Percentage	6%	6%	6%
External Vehicle-Trips[5]	299,906	149,953	149,953
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	26%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	5%	2%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

TRIP GENERATION EQUATIONS

Single-Family Detached Housing
(210)

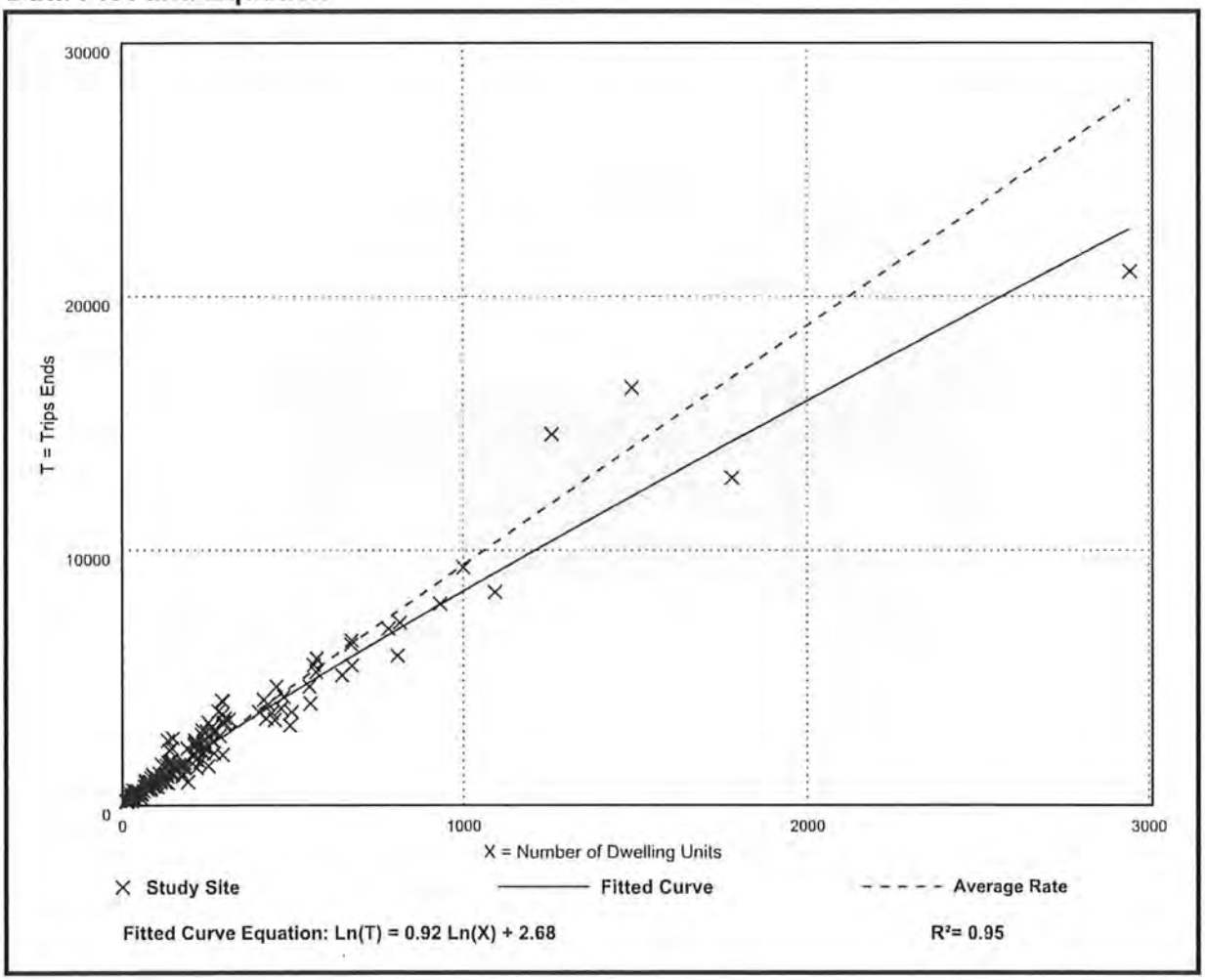
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

Shopping Center (>150k)
(820)

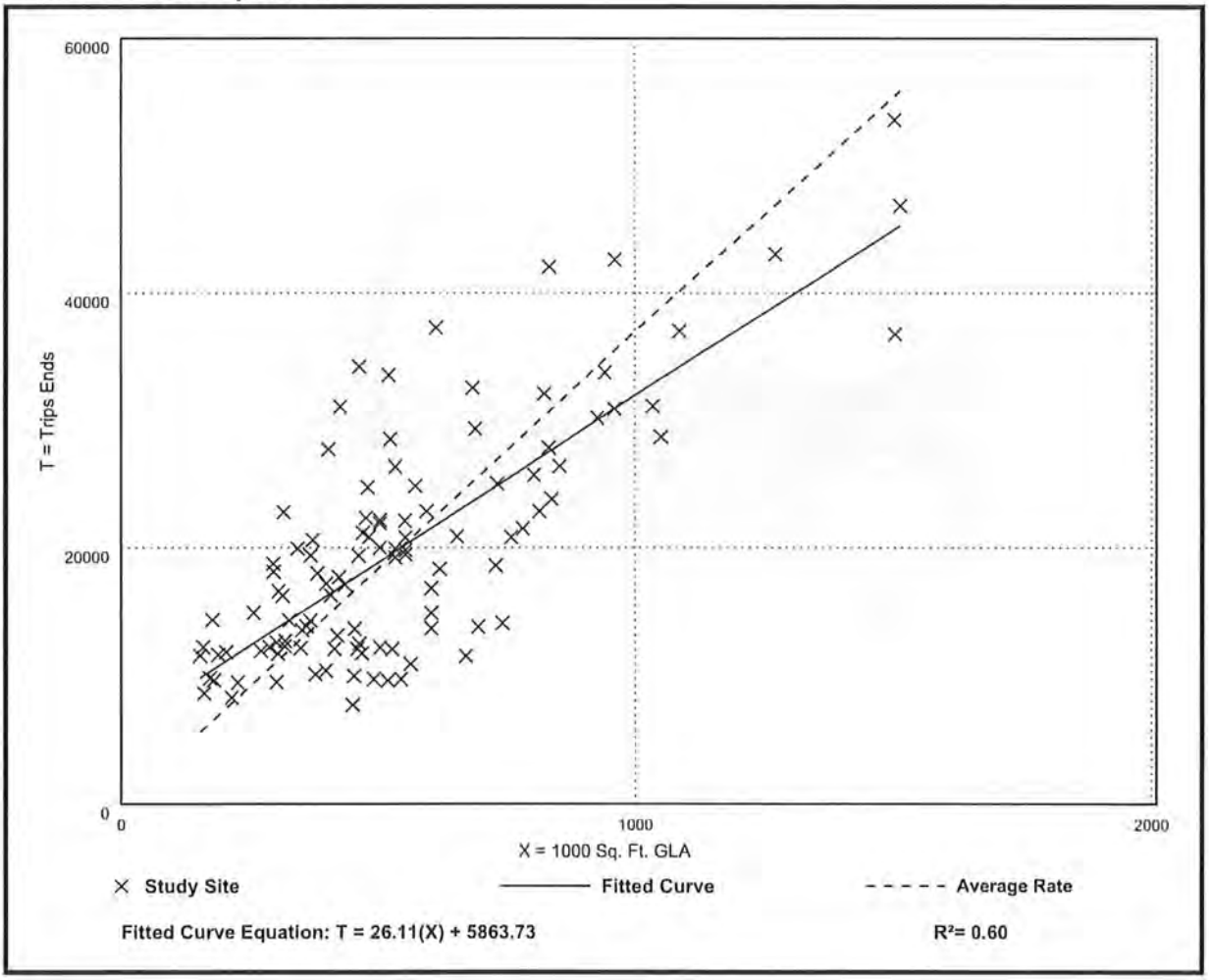
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

13140-13150 Bonita Beach Road CPD Rezone
Community Meeting Summary

Manna Christian Missions, Inc. (Applicant) and their consultant team hosted a public information meeting at the Sanctury RV Resort, 13660 Bonita Beach Road SE, Bonita Springs, FL 34135, at 4:00 p.m., on Monday, July 28, 2025. The meeting was advertised in the News Press on July 9, 2025 per Exhibit A.

The meeting was held for the proposed Comprehensive Plan Amendments (CPA2024-00001 & 00002) and Commercial Planned Development rezone application (DCI2024-00007) on the property generally located at 13140-13150 Bonita Beach Road SE.

No attendees came to the meeting. Consultant concluded the meeting at 4:15 p.m.

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NOTICE OF PUBLIC INFORMATION MEETING

In accordance with the Southeast Lee County community planning requirements of the Lee County Lee Plan, RVi Planning + Landscape Architecture will be presenting information to the public on the following requests:

Manna Christian Missions, Inc. has filed a Comprehensive Plan Amendment (CPA2024-00001 & 00002) to redesignate the 14.3-acre subject property located at 13140 - 13810 Bonita Beach Road SE & 13150 Snell Lane, Bonita Springs, FL 34135 from Conservation Lands-Wetlands, Density Reduction/Groundwater Resource (DR/GR), and Wetlands to General Interchange and make Lee Plan text amendments. The Applicant also filed a Commercial Planned Development (CPD) rezone application (DCI2024-00007) to allow for a maximum of 90,000 SF of commercial uses with a maximum building height of 45 feet.

The meeting will be held from 4 to 5 PM on Monday, July 28th at The Sanctuary RV Resort, 13660 Bonita Beach Rd SE, Bonita Springs, FL 34135. For questions, please contact: Alexis Crespo, AICP at acrespo@rviplanning.com or (239) 850-8525.

July 9 2025

LSAR0328844