MEETING NOTES
Public Meeting #2
Burnt Store Drainage Study
September 23, 2025, 9:00 AM

Q&A Session:

- Is the entire watershed area being modeled? Does this include influence from offsite areas?
    - Yes, the entire watershed area is being modeled with influence from offsite areas.
- What sort of improvements will be recommended to the County?
    - Improvements could include upsizing pipes, adding swale and ditch capacity, and general maintenance.
- Was data from previous hurricanes used during calibration?
    - No, a storm event from July 2025 was used. Hurricanes typically show mostly storm surges while a typical rain event will help identify areas flooding from rainfall alone. This event was also chosen based on feedback from Public Meeting #1.
- Will the new water treatment plant be considered during future conditions modeling?
    - This area will be reviewed as part of future conditions modeling and alternatives analysis.
- Are there plans to clean out existing culverts?
    - This study is not a conditions assessment, but this could be a recommendation to the County during alternatives analysis. The model assumes full flowing and functioning infrastructure.
- Will existing and past conditions be referenced during alternatives analysis?
    - This study does not include reviewing historical data. We will model existing conditions and future conditions.
- Will new development cause more water to flow towards the Caloosahatchee? How is that being modeled?
    - These areas will be modeled, including any flow on and off site.
- How will improvements be modeled?
    - Basins and other modeling components will be altered to incorporate future development.
- When will the study be completed?
    - The end of the study is slated for April 2026.
    - Third Public Meeting will be held in March.
- Will there be future developments not included in the build-out model based on project schedule?
    - The future conditions model will look several years into the future so any future development planned will be included.
- Are developers providing their drainage plans for this study?

    - Permitting documentation is public record and the County receives any updated documentation as design changes occur.
- Are road widenings considered for future conditions model? How are these parameters determined?
    - Yes, these improvements will be modeled. Assumptions will be made based on storage impacted and addition of impervious area.
- How is sheet flow being accounted for?
    - Time of concentration is a required model parameter which includes a sheet flow component. Storm surge is being modeled through the tidal boundary condition.
- Has the source of the creeks/canals been reviewed?
    - We are modeling the canals and assuming an inflow from the east side of I-75.
- Is the debris coming through the canals in the watershed being considered?
    - No, this study only includes water quantity analysis.
- Has the addition of impervious areas been evaluated?
    - This will be included in the future build-out model.
- Will extra flow through creeks be accounted for?
    - Extra flow through the creeks will be evaluated in future build-out model.
- Will the proposed projects affect surrounding areas?
    - Any project proposed will be evaluated at the watershed level to ensure there is no impact on surrounding areas.

Notes from discussion with residents:

- Burnt Store Village concerns have intensified in recent years.
    - Community is concerned about the stormwater management system, which outfalls to a “spur canal” bordering the southern and eastern border of the development not being adequate for current or buildout conditions.
    - Infrastructure at the corner of Zemel Rd & Burnt Store Road gets clogged up and causes issues.
    - Community concerned that if improvements are made to Burnt Store Village it will negatively impact developments west of Burnt Store Road.
- Woodland Estates
    - Impacted by inflow from rim ditch along Burnt Store Village
    - Channel flow along rim ditch is consistently clogged, poor maintenance
- Burnt Store Colony experiences flooding
- Community is concerned about inflow from east
    - Discharges to pond south of Burnt Store Village.
    - Excess flow and debris
- There is a new road going in connecting US-41 and Burnt Store Road and the community would like to know what impact that will have on drainage.
- Impact of storms and improvements on infrastructure and utilities
    - Lift stations, treatment plans, existing wet and dry utilities (fiber)

- Community is concerned with the retention ponds in Firelight. They are full and they are curious how much water they can take before they overtop the neighboring developments.
- New water treatment facility going in off Burnt Store Road and community would like to know the impact on neighboring communities.
- Burnt Store Village canal breaking from inflow from adjacent wetlands.
- Concerns about level of operation and maintenance in several locations

Action Items – This Study:

- Review model schematic and validation parameters based on Public Feedback
- Evaluate improvements to ditch along perimeter of Burnt Store Village and Burnt Store Estates as potential project
- Evaluate Burnt Store Colony connection to Clark Canal
- Discuss Developments to be considered for Future Conditions Model
    - New road connecting US-41 and Burnt Store Road
    - Additional Firelight area
    - Water treatment facility off Burnt Store Road
    - Design elevations for new developments
    - Zemel Rd expansion

Other Potential Action Items – Not Part of Current Study

- Additional hydrologic modeling of contributing drainage areas
- Evaluate additional design storms or Validation Events
- Evaluate Water Quality impacts and benefits of proposed improvements
- Operation and Maintenance Plans for existing and proposed systems