DATE: June 24, 2026

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-25-075- Final Detail Site Plan, Waterside Phase 1 Resortation**

Requested Action(s):

Southwest Engineering & Design is requesting a PD Final Detail Site Plan approval for the Waterside Restoration project, which complies with the requirements of adopted Ordinance No. 2023-020. This project site is 293.31± acres and is located at 33150 and 32990 Bermont Road, in the East County area.

Analysis:

This project site contains approximately 293.31 acres and is located at 33150 and 32990 Bermont Road, in the East County area. The site is designated as Rural Community Mixed Use (RCMU) on the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site is to allow for the restoration of an existing grove to a preserve with native vegetation, which complies with the requirements of adopted Ordinance No. 2023-020, and is consistent with the County's Comprehensive Plan and adopted PD conditions.

In addition, the use of "Phase I" and "Phase II" in this PD rezoning via adopted Ordinance No. 2023-020 is solely for location purposes and is not intended to represent the conventional phasing of the project.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved General PD Concept Plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-25-075) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines

CHARLOTTE COUNTY
Community Development

Qualifications of Maryann Franks

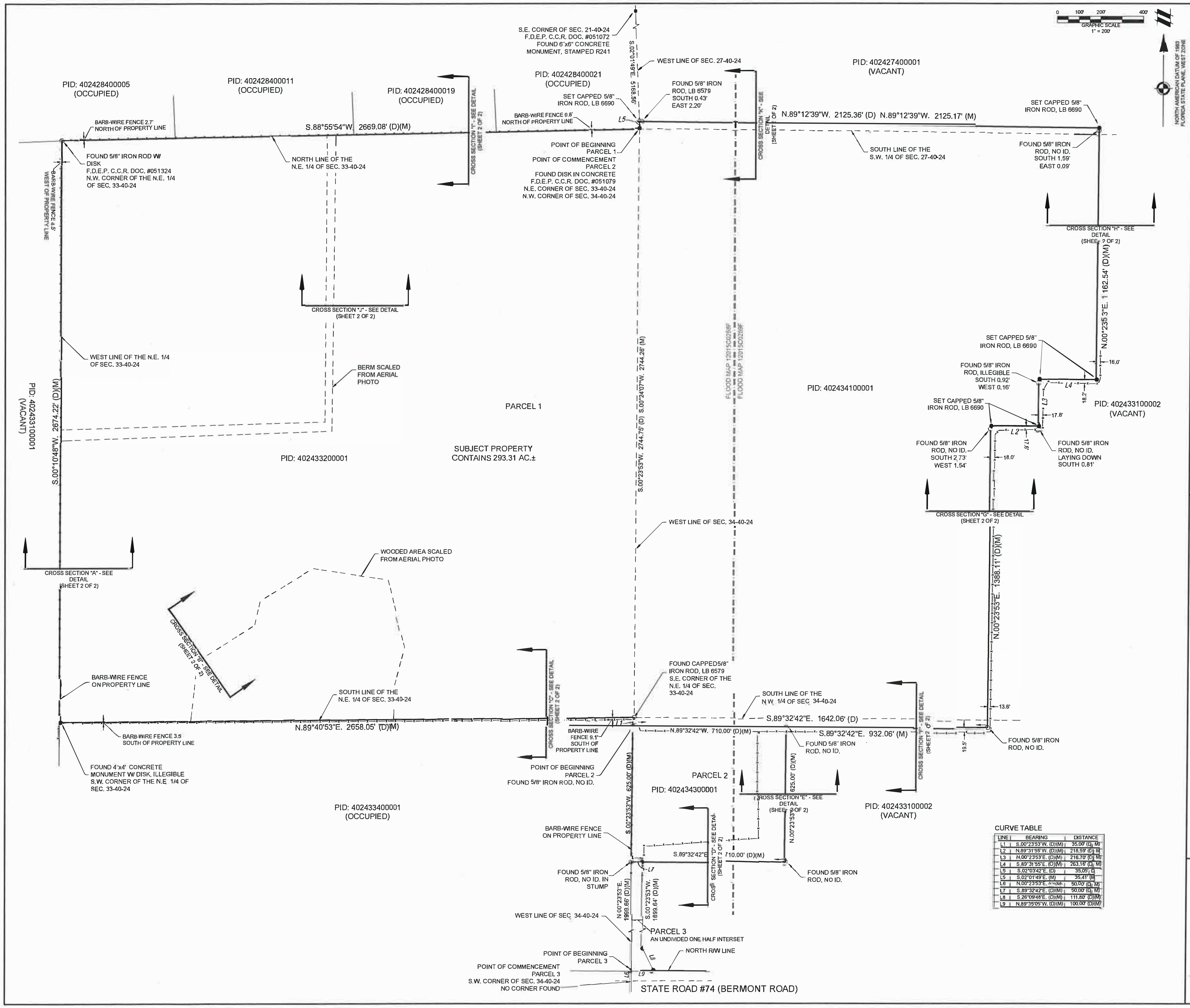
Qualifications of Maryann Franks

Position: Zoning Supervisor

Years with Charlotte County: 26

Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 26 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners. My duties include supervising the Environmental Specialist, the Zoning Technicians, zoning reviews, host and attend meetings and providing customer service. I assist the Zoning Official and the Planners when needed.

Exhibit 1



CURVE TABLE

LINE	BEARING	DISTANCE
L1	S.00°23'53"W. (D)(M)	35.00' (D, M)
L2	N.89°31'55"W. (D)(M)	218.59' (D, M)
L3	N.00°23'53"E. (D)(M)	216.70' (D, M)
L4	S.89°31'55"E. (D)(M)	263.16' (D, M)
L5	S.02°03'42"E. (D)	35.05' (D)
L5	S.02°01'49"E. (M)	35.41' (M)
L6	N.00°23'53"E. (D)(M)	50.00' (D, M)
L7	S.89°32'42"E. (D)(M)	50.00' (D, M)
L8	S.26°09'48"E. (D)(M)	111.80' (D)(M)
L9	N.89°35'05"W. (D)(M)	100.00' (D)(M)

SURVEYOR'S LEGEND

●	SET CAPPED IRON ROD #LB6690
SEC.	SECTION
R/W	RIGHT-OF-WAY
(M)	MEASURED DATA
(D)	DEED DATA
L1	LINE DATA (SEE LINE TABLE)
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
P.S.M.	PROFESSIONAL SURVEY & MAPPER
PID.	CHARLOTTE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER

REVIEWED FOR CODE COMPLIANCE
4/8/2026 DRC-25-075

SURVEYOR'S NOTES

THIS SURVEY PLAT IS PREPARED AS A BOUNDARY SURVEY WITH SPOT ELEVATIONS AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

THIS SURVEY IS BASED ON A LEGAL DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 4410, PAGE 108, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CERTIFIED CORNERS OF RECORD, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA". WHEREIN THE WEST LINE OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST BEARS S.00°23'53"W.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12015C0258F AND 12015C0259F, EFFECTIVE MAY 05, 2003, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

FLOOD ZONE DETERMINATION AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", GEOID FPRN GEOID 18.

ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCELS 1 AND 2 CONTAIN 293.31 ACRES, MORE OR LESS. (TOTAL)

NO INTERIOR IMPROVEMENTS LOCATED PER CLIENTS REQUEST.

LAST DATE OF FIELD WORK: 2-02-2021 (ORIGINAL FIELDWORK)
9-17-2024 (SURVEY EAST LINE)

DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4410, PAGE 108, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 27, 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33 (NORTHWEST CORNER SECTION 34) SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE RUN S88°55'54"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, A DISTANCE OF 2669.08 FEET TO NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE RUN S00°10'48"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 2674.22 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N89°40'53"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 2658.05 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 33 (SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFOREMENTIONED SECTION 34); THENCE RUN S00°23'53"W ALONG THE WEST LINE OF SECTION 34, A DISTANCE OF 35.00 FEET; THENCE RUN S89°32'42"E 35.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34 A DISTANCE OF 1642.06 FEET; THENCE RUN N00°23'53"E, PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 1388.11 FEET; THENCE RUN S89°31'55"E, 218.59 FEET; THENCE RUN N00°23'53"E, 216.70 FEET; THENCE RUN S89°31'55"E, 263.16 FEET; THENCE RUN N00°23'53"E, 1162.54 FEET TO A POINT LYING 35.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 27; THENCE RUN N89°12'39"W, 35.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, A DISTANCE OF 2125.36 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 27; THENCE RUN S02°03'42"E ALONG SAID WEST LINE OF SECTION 27, A DISTANCE OF 35.05 FEET, TO THE POINT OF BEGINNING.

PARCEL 2

THAT PORTION OF LANDS LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BOUNDED BY THE LANDS ON THE NORTH DESCRIBED IN WARRANTY DEED IN O.R. BOOK 1266, PAGE 853; THOSE LANDS BOUNDED ON THE EAST AND SOUTH DESCRIBED BY THE DEED TO JAMES E. MOORE ILL, AS A TRUSTEE OF THE BISCAYNE TRUST UNDER AN UNRECORDED TRUST AGREEMENT DATED JULY 15, 1997, SAID DEED RECORDED JULY 8, 2004 IN O.R. BOOK 2506, PAGE 85, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 34 THENCE RUN SOUTH 0°23'53" WEST ALONG WEST LINE OF SAID SECTION 34 A DISTANCE OF 2744.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 35 FEET SOUTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE CONTINUE SOUTH 0°23'53" WEST A DISTANCE OF 625.00 FEET; THENCE SOUTH 89°32'42" EAST A DISTANCE OF 710.00 FEET, THENCE NORTH 00°23'53" EAST, A DISTANCE OF 625.00 FEET TO A POINT LYING 35.00 FEET SOUTH OF THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE NORTH 89°32'42" WEST A DISTANCE OF 710.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 34, RUN NORTH 00°23'53" EAST ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #74 (BERMONT ROAD) AND THE POINT OF BEGINNING. THENCE CONTINUE NORTH 00°23'53" EAST ALONG SAID WEST LINE, A DISTANCE OF 1999.66 FEET; THENCE SOUTH 89°32'42" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°23'53" WEST, 50.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1899.64 FEET; THENCE SOUTH 26°09'48" EAST, A DISTANCE OF 111.80 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD #74; THENCE NORTH 89°35'05" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS STATED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

STEVEN R. SONBERG · LICENSE NUMBER 6656 · STATE OF FLORIDA · PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Steven R Sonberg
Date: 2025.06.02 07:47:28-04'00'

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA REGISTRATION NO. 6656
ATWELL, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7832

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ATWELL
4161 TAMIAMI TRAIL BLDG 5, #51
PORT CHARLOTTE, FL 33952
941.625.1165
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

REV	DRAFTER	REV. DATE	COMMENTS

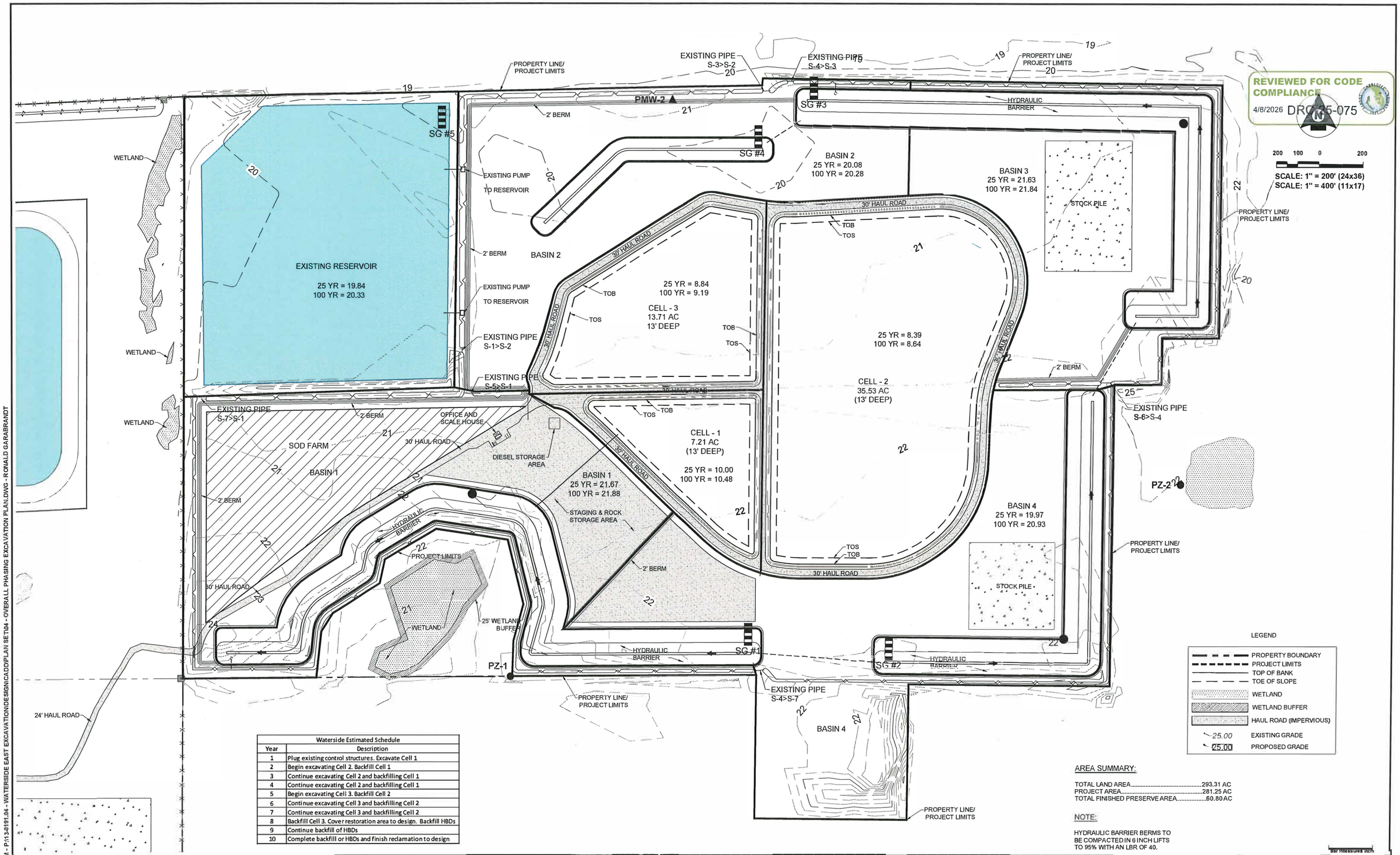
LOCATED IN: SECTIONS 27, 33 &34, TOWNSHIP 40 SOUTH, RANGE 24 EAST

PARCEL ID: 402433200001 402434100001 & 402434300001

SITE ADDRESS: 32990 & 33150 BERMONT ROAD, PUNTA GORDA, FLORIDA 33982

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF SEC. 27, 33 & 34, TWP. 40 S., RGE. 24 E.

PM. BJC
FIELD DATE: 09/17/2024
PLOT DATE: 6/02/2025
JOB 4505-SR
SHEET NO. 1 OF 2



Waterside Estimated Schedule	
Year	Description
1	Plug existing control structures. Excavate Cell 1
2	Begin excavating Cell 2. Backfill Cell 1
3	Continue excavating Cell 2 and backfilling Cell 1
4	Continue excavating Cell 2 and backfilling Cell 1
5	Begin excavating Cell 3. Backfill Cell 2
6	Continue excavating Cell 3 and backfilling Cell 2
7	Continue excavating Cell 3 and backfilling Cell 2
8	Backfill Cell 3. Cover restoration area to design. Backfill HBDs
9	Continue backfill of HBDs
10	Complete backfill or HBDs and finish reclamation to design

AREA SUMMARY:

TOTAL LAND AREA.....293.31 AC
PROJECT AREA.....281.25 AC
TOTAL FINISHED PRESERVE AREA.....60.80 AC

NOTE:

HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 6 INCH LIFTS TO 95% WITH AN LBR OF 40.

SED Southwest Engineering & Design
25450 Airport Road, Suite B
Punta Gorda, Florida 33950
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www.sedfl.com
Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	130191.04
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

WATERSIDE RESTORATION
OVERALL EXCAVATION PLAN

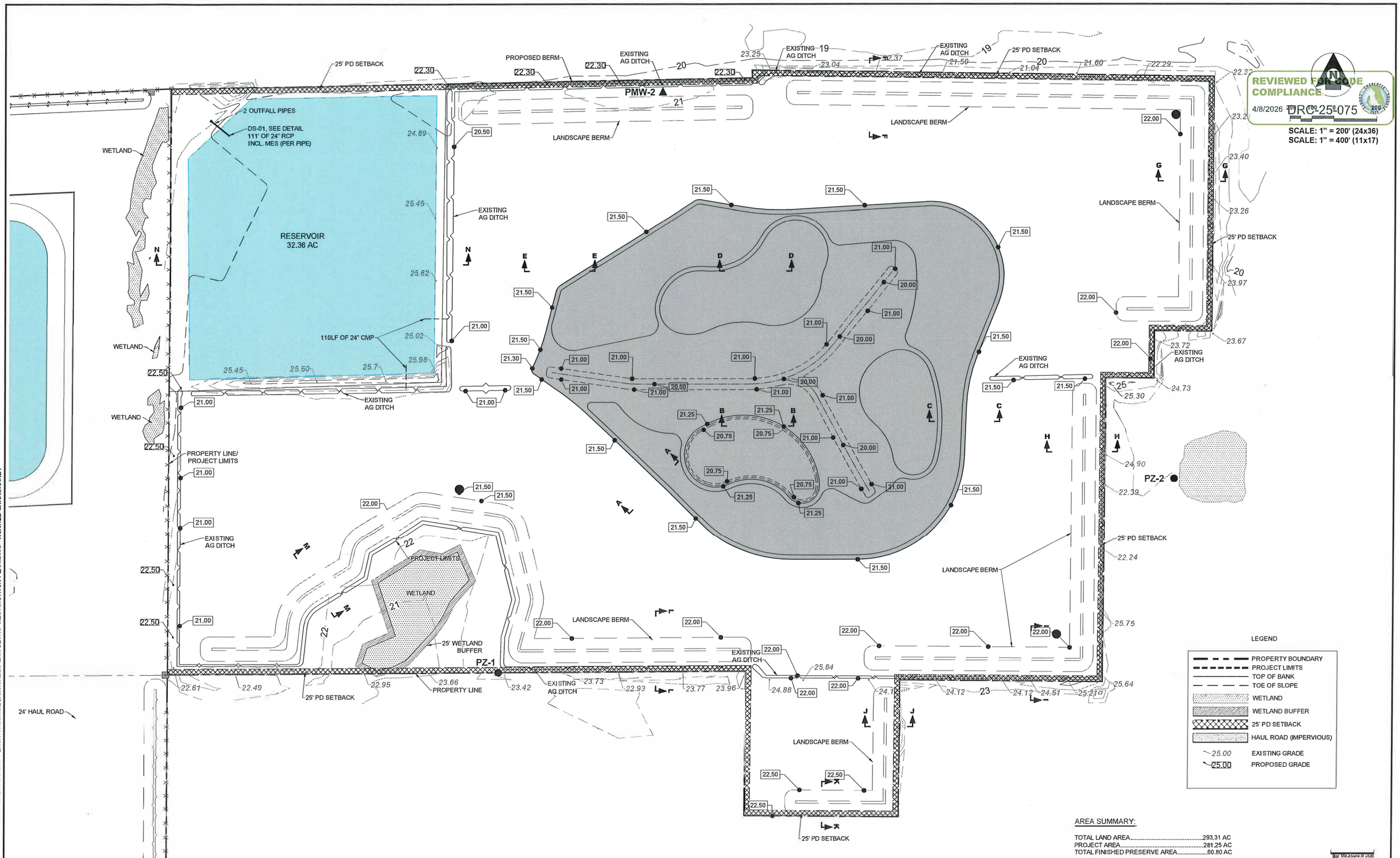
CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

Reed L. McKeen, P.E
State of Florida, Professional Engineer
License No. 100576
This item has been digitally signed and sealed by Reed L. McKeen, P.E on the date adjacent to the seal. Signature must be verified on any electronic copies.

DATE: FEB 2026
DATUM: NAVD 88
PROJECT No.: 13-0191.04
SHEET: 4

Bar measures inch

2/18/2026 2:15:28 PM - P:\13-0191.04 - WATERSIDE EAST EXCAVATION\DESIGN\CADD\PLAN SET\04 - OVERALL PHASING EXCAVATION PLAN.DWG - RONALD GARABRANDT



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SED Southwest Engineering & Design
25450 Airport Road, Suite B
Punta Gorda, Florida 33950
Tel. (941) 637-9655 I Fax (941) 637-1149
www.sedfl.com
Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

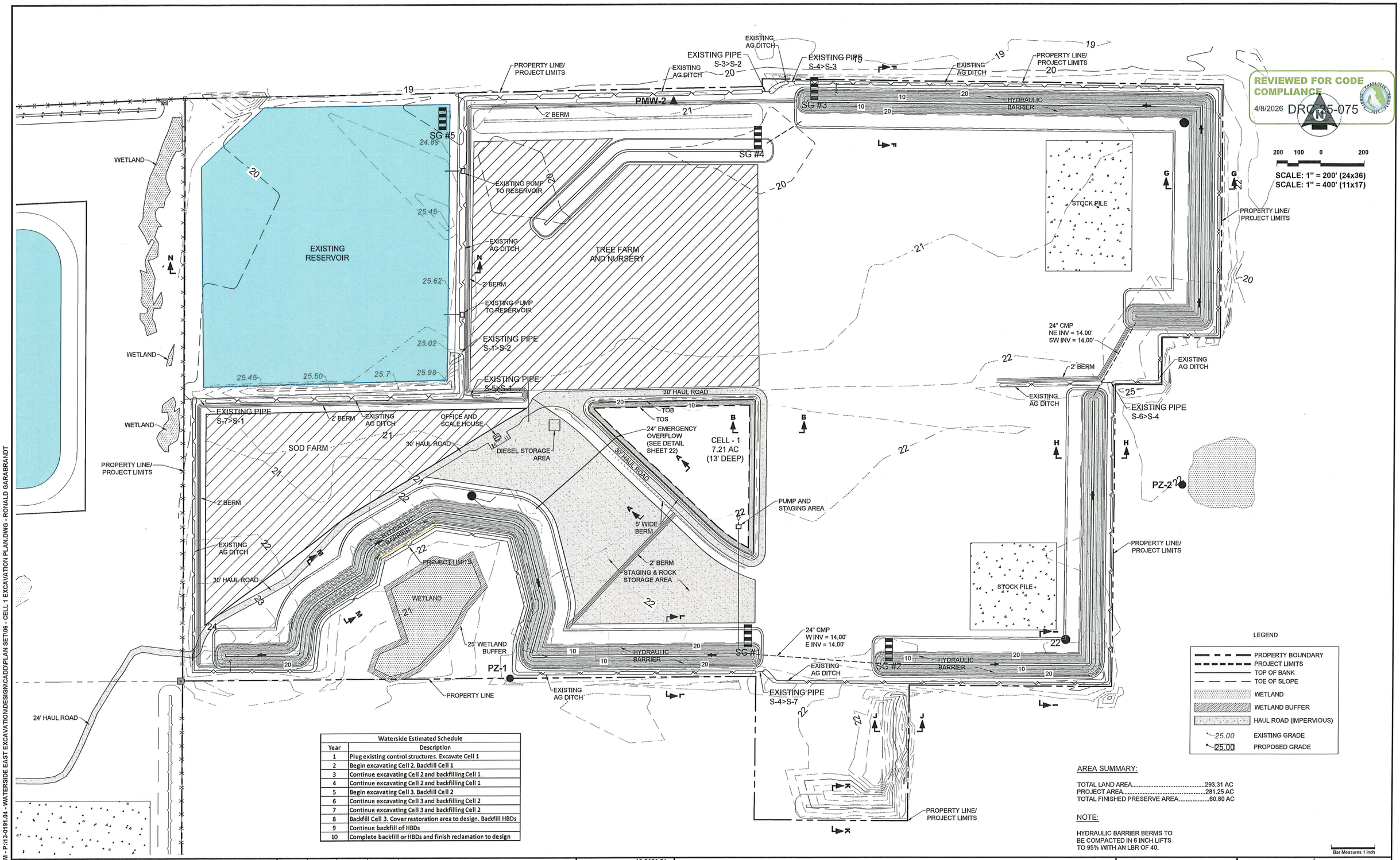
Project No.:	13-0191.04
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

WATERSIDE RESTORATION
RESTORATION PLAN

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 E AST FLORIDA

Reed L. McKown, P.E
State of Florida, Professional Engineer
License No. 100576
~~This item has been digitally signed and sealed by~~
Reed L. McKown, P.E.
on the date adjacent to the seal.
Signature must be verified on any electronic copies.

DATE: FEB 2026
DATUM: NAVD 88
PROJECT No.: 13-0191.04
SHEET: 16



Waterside Estimated Schedule	
Year	Description
1	Plug existing control structures. Excavate Cell 1
2	Begin excavating Cell 2. Backfill Cell 1
3	Continue excavating Cell 2 and backfilling Cell 1
4	Continue excavating Cell 2 and backfilling Cell 1
5	Begin excavating Cell 3. Backfill Cell 2
6	Continue excavating Cell 3 and backfilling Cell 2
7	Continue excavating Cell 3 and backfilling Cell 2
8	Backfill Cell 3. Cover restoration area to design. Backfill HBDs
9	Continue backfill of HBDs
10	Complete backfill or HBDs and finish reclamation to design

AREA SUMMARY:

TOTAL LAND AREA.....293.31 AC
PROJECT AREA.....281.25 AC
TOTAL FINISHED PRESERVE AREA.....60.80 AC

NOTE:

HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 6 INCH LIFTS TO 95% WITH AN LBR OF 40.

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REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	13-0191.04
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

WATERSIDE RESTORATION CELL 1 EXCAVATION PLAN

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

Reed L. McKown, P.E
State of Florida, Professional Engineer
License No. 100576
This item has been digitally signed and sealed by: Reed L. McKown, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

DATE: FEB 2026
DATUM: NAVD 88
PROJECT NO.: 13-0191.04
SHEET: 6

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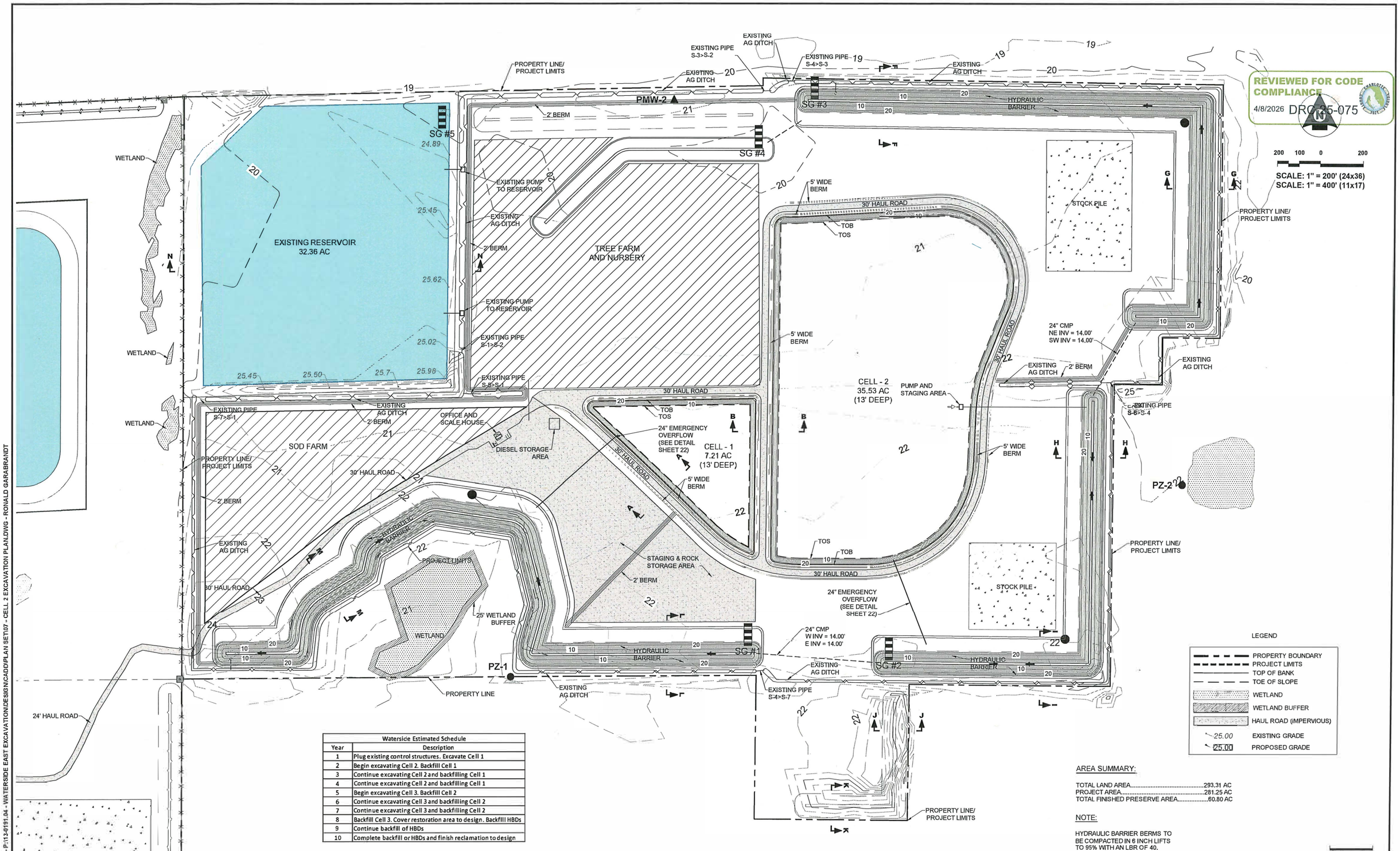

Watersice Estimated Schedule	
Year	Description
1	Plug existing control structures. Excavate Cell 1
2	Begin excavating Cell 2. Backfill Cell 1
3	Continue excavating Cell 2 and backfilling Cell 1
4	Continue excavating Cell 2 and backfilling Cell 1
5	Begin excavating Cell 3. Backfill Cell 2
6	Continue excavating Cell 3 and backfilling Cell 2
7	Continue excavating Cell 3 and backfilling Cell 2
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AREA SUMMARY:

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PROJECT AREA.....281.25 AC
TOTAL FINISHED PRESERVE AREA.....60.80 AC

NOTE:

HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 6 INCH LIFTS TO 95% WITH AN LBR OF 40.

Bar Measures 5 inches

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Punta Gorda, Florida 33950
Tel. (941) 637-9655 I Fax (941) 637-1149
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Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	13-0191.004
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

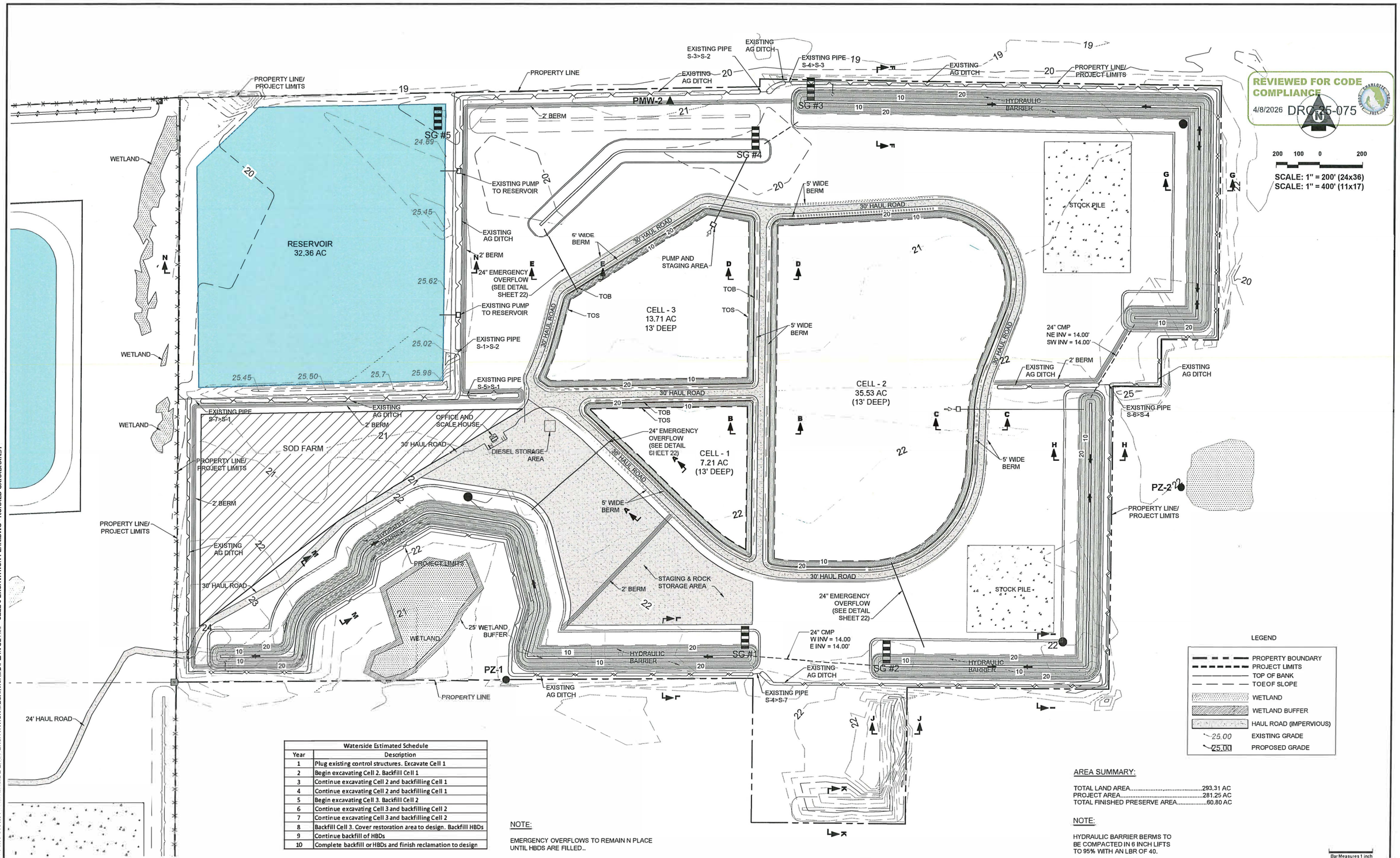
WATERSIDE RESTORATION
CELL 2 EXCAVATION PLAN

CHARLOTTE COUNTY — SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST — FLORIDA

Reed L. McKean, P.E
State of Florida, Professional Engineer
License No. 100576
This item has been digitally signed and sealed by: Reed L. McKean, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

DATE: FEB 2026
DATUM: NAVD 88
PROJECT No.: 13-0191.04
SHEET: 7

2/18/2026 2:15:35 PM - P:\13-0191.04 - WATERSIDE EAST EXCAVATION\DESIGN\CADD\PLAN SET\07 - CELL 2 EXCAVATION PLAN.DWG - RONALD GARABRANDT



Waterside Estimated Schedule	
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NOTE:

EMERGENCY OVERFLOWS TO REMAIN N PLACE UNTIL HBDS ARE FILLED..

AREA SUMMARY:

TOTAL LAND AREA.....293.31 AC
PROJECT AREA.....281.25 AC
TOTAL FINISHED PRESERVE AREA.....60.80 AC

NOTE:

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Bar Measures 1 inch

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REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	13-0191.04
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

WATERSIDE RESTORATION
CELL 3 EXCAVATION PLAN

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

Reed L. McKown, P.E.
State of Florida, Professional Engineer
License No. 100576
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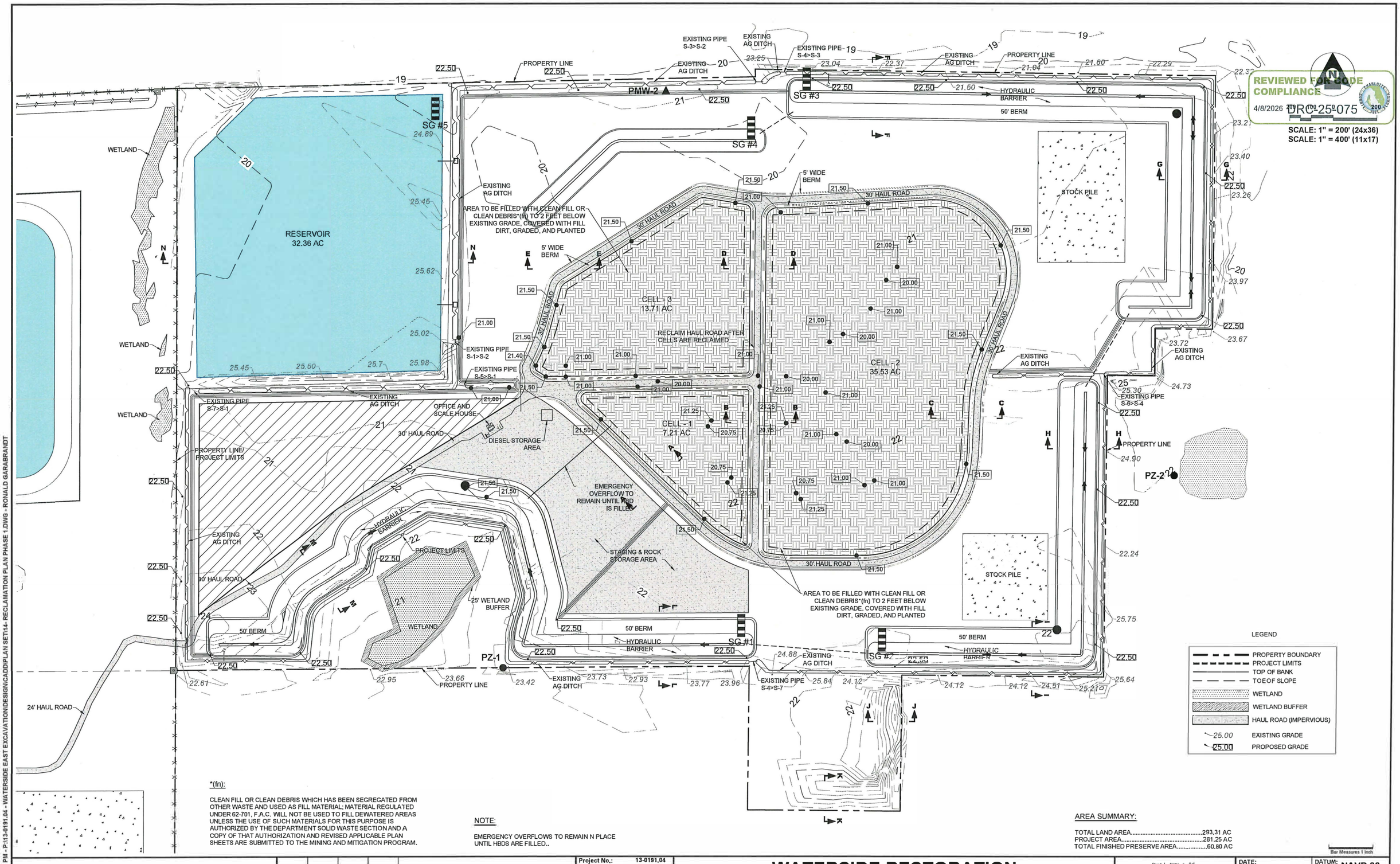
DATE: FEB 2026	DATUM: NAVD 88
PROJECT No.: 13-0191.04	
SHEET: 8	

2/18/2026 2:15:31 PM - P:\13-0191.04 - WATERSIDE EAST EXCAVATION\DESIGN\CADD\PLAN SET\08 - CELL 3 EXCAVATION PLAN.DWG - RONALD GARABRANDT



*(fn):

CLEAN FILL OR CLEAN DEBRIS WHICH HAS BEEN SEGREGATED FROM OTHER WASTE AND USED AS FILL MATERIAL; MATERIAL REGULATED UNDER 62-701, F.A.C. WILL NOT BE USED TO FILL DEWATERED AREAS UNLESS THE USE OF SUCH MATERIALS FOR THIS PURPOSE IS AUTHORIZED BY THE DEPARTMENT SOLID WASTE SECTION AND A COPY OF THAT AUTHORIZATION AND REVISED APPLICABLE PLAN SHEETS ARE SUBMITTED TO THE MINING AND MITIGATION PROGRAM.

NOTE:

EMERGENCY OVERFLOWS TO REMAIN N PLACE UNTIL HBDS ARE FILLED..

AREA SUMMARY:

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PROJECT AREA.....281.25 AC
TOTAL FINISHED PRESERVE AREA.....60.80 AC

Bar Measures 1 inch

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Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

WATERSIDE RESTORATION RECLAMATION PLAN PHASE 1

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

Reed L. McKown, P.E
State of Florida, Professional Engineer
License No. 100576
This item has been digitally signed and sealed by: Reed L. McKown, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

DATE: FEB 2026	DATUM: NAVD 88
PROJECT No.:	13-0191.04
	SHEET: 14

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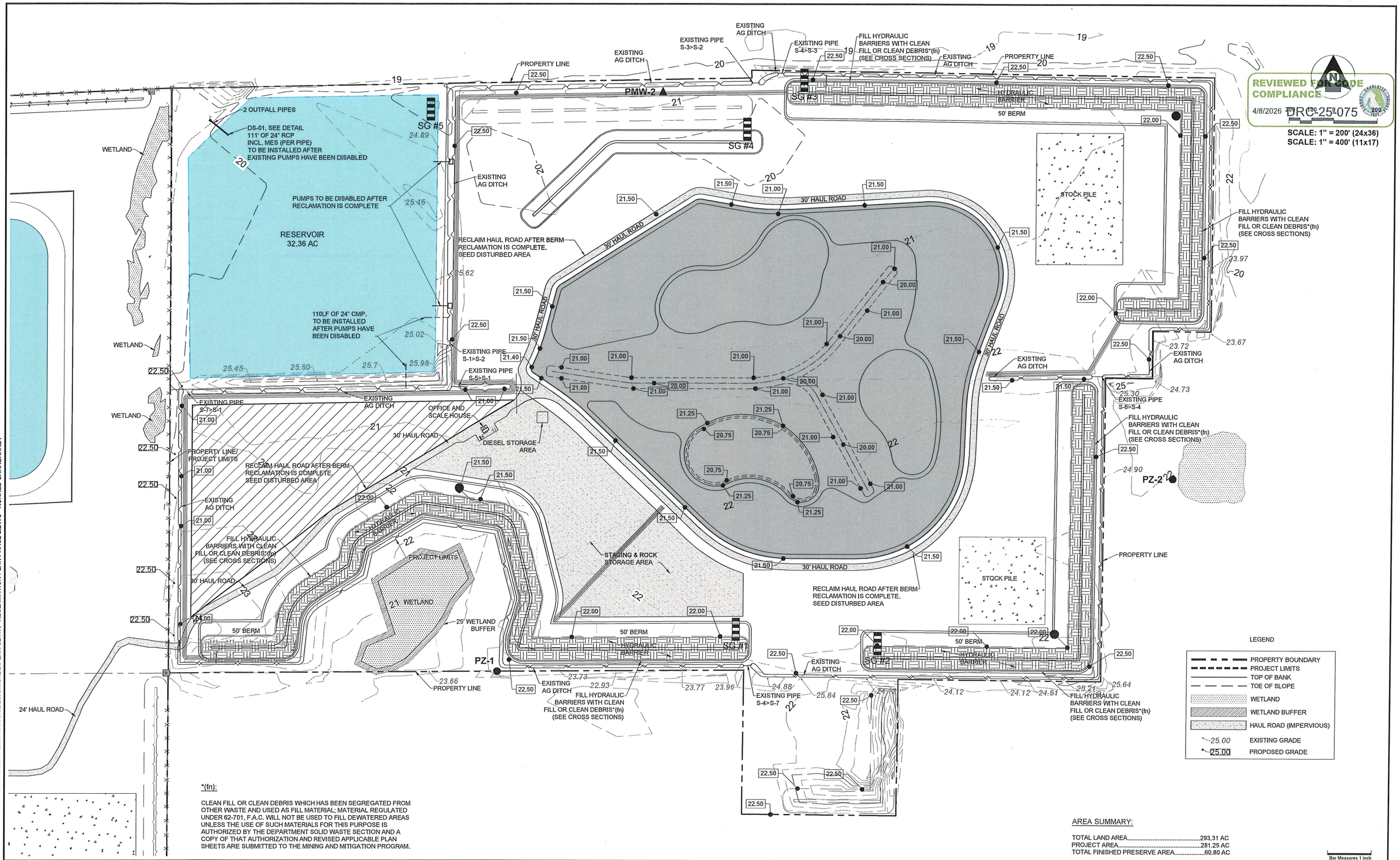


*(fn):

CLEAN FILL OR CLEAN DEBRIS WHICH HAS BEEN SEGREGATED FROM OTHER WASTE AND USED AS FILL MATERIAL; MATERIAL REGULATED UNDER 62-701, F.A.C. WILL NOT BE USED TO FILL DEWATERED AREAS UNLESS THE USE OF SUCH MATERIALS FOR THIS PURPOSE IS AUTHORIZED BY THE DEPARTMENT SOLID WASTE SECTION AND A COPY OF THAT AUTHORIZATION AND REVISED APPLICABLE PLAN SHEETS ARE SUBMITTED TO THE MINING AND MITIGATION PROGRAM.

AREA SUMMARY:

TOTAL LAND AREA.....293.31 AC
PROJECT AREA.....281.25 AC
TOTAL FINISHED PRESERVE AREA.....60.80 AC

SED Southwest Engineering & Design
25450 Airport Road, Suite B
Punta Gorda, Florida 33950
Tel. (941) 637-9655 I Fax (941) 637-1149
www.sedfl.com
Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	13-0191.04
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

WATERSIDE RESTORATION RECLAMATION PLAN PHASE 2

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

Reed L. McKown, P.E
State of Florida, Professional Engineer
License No. 100576
This item has been digitally signed and sealed by: Reed L. McKown, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

DATE: FEB 2026	DATUM: NAVD 88
PROJECT NO.:	13-0191.04
	SHEET: 15

2/18/2026 2:15:18 PM - P:\13-0191.04 - WATERSIDE EAST EXCAVATION\DESIGN\CADD\PLAN SET\15- RECLAMATION PLAN PHASE 2.DWG - RONALD GARABRANDT

CHARLOTTE COUNTY
FLORIDA

April 9, 2026

Southwest Engineering & Design
Attn: Gary Bayne
25450 Airport Rd.
Punta Gorda, FL. 33950

Re: DRC-25-075 Waterside Phase I Restoration – PD Final Detail Site Plan
Site Plan Review Agenda Date May 22, 2025

County staff has reviewed the PD Final Detail Site plan for Waterside Phase I Restoration. The project consists of approximately *293.31*± acres of citrus grove excavation and restoration of approximately 63.37± acres to a depth of 13 ft. The excavation will be backfilled and compacted back to existing grade ±2 ft. This area will be green/open space and be planted back with several different natural vegetative communities. This project site is 293.31± acres and is located at 32990 Bermont Rd. Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-25-075, Waterside Phase I Restoration to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Not enough level of detail to perform building site plan review. Further review in next submittals.

2. Applicant must maintain a 25-feet buffer from Potentially Occupied Gopher Tortoise Burrows or relocate tortoise out of harm's way.

3. Roadways shall meet the information provided. Our largest fire apparatus design is as follows: Length 45'10", wheelbase 8'4", weight 68,000, arrival angle 12 degrees and departure angle 9 degrees.

4. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).

5. The landscape plan for the Phase 1 Restoration Plan has been approved. Modification of the landscape plan will be required for future phases of development. A copy of the approved landscape plan, with digital approval stamps, must be uploaded/included with any/all permits for the site.

6. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits (informational comment).

7. SWP-25-00082 approved on 4/01/26.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the May 26, 2026, Land Use Consent Agenda. It is recommended but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

Sincerely,

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official

DUST SUPPRESSION AND AIR QUALITY PROTECTION

PURPOSE

This memorandum summarizes the dust suppression and air quality protection measures incorporated into the design and operation of the Waterside facility. The purpose of these measures is to minimize the generation and migration of dust beyond the property boundaries while maintaining safe and efficient site operations.

EXISTING SITE CONDITIONS

Dust generation is a common consideration for excavation activities, haul roads, material stockpiles, and vegetative debris processing operations. Due to the size of the property, operational areas are located substantial distances from neighboring residences. Existing topography, excavation areas, and perimeter berms provide additional separation between active operations and adjacent properties.

DUST CONTROL MEASURES

The primary method of dust suppression will be the use of dedicated water trucks maintained on-site throughout active operations. Water trucks will be utilized as necessary to apply water to haul roads, work areas, stockpiles, and other locations where dust generation may occur.

Internal haul roads will consist of stabilized surfaces including shell, crushed concrete, recycled roadway materials, or similar materials intended to reduce the generation of airborne particulate matter. Haul roads will be routinely inspected and maintained to ensure safe operation and effective dust control.

Roadways will be graded as necessary to eliminate potholes, ruts, and uneven surfaces that can contribute to dust generation. Additional watering activities will be implemented during extended dry weather conditions or periods of increased site activity.

MATERIAL HANDLING AND STOCKPILES

Material handling activities will be conducted in a controlled manner to minimize unnecessary disturbance of exposed soils and processed materials. Stockpile locations are situated within the interior portions of the property and substantial distances from neighboring residences.

Where necessary, stockpiles and operational areas may be wetted to prevent excessive dust generation during loading, unloading, processing, or transport activities.

PERIMETER BERMS AND SITE BUFFERING

Perimeter berms provide additional dust control benefits by acting as physical barriers that reduce the movement of wind-blown dust from active operational areas.

The perimeter berm system generally ranges from approximately eight (8) to ten (10) feet in height and approximately one hundred (100) feet in width. The substantial mass of these berms assists in reducing the movement of airborne particulates across the site.

Particular attention has been given to the northwestern portion of the site adjacent to neighboring residential properties. The northwestern berm will be regraded, stabilized, and sodded to provide immediate erosion control, improve visual appearance, and reduce the potential for wind erosion and dust generation in the area closest to residential uses.

PUBLIC ROADWAY MAINTENANCE

Public roadways adjacent to the facility will be monitored for tracking of soil, shell, or debris. If materials are observed on public roadways, appropriate cleaning measures will be implemented.

In addition to routine inspections, the facility maintains a roadway sweeper that is utilized to clean the entrance roadway and access areas as necessary. Sweeping activities help prevent the migration of dust, soil, shell, and debris onto adjacent public roadways and assist in maintaining a clean site entrance.

Site entrances and access roads will be maintained to minimize the potential for vehicles to transport soil or debris onto public roadways.

MONITORING AND MAINTENANCE

Site personnel will routinely inspect haul roads, stockpile areas, work zones, and access points for evidence of dust generation. Dust control measures will be adjusted as necessary based on weather conditions, site activities, and field observations.

Water trucks, grading equipment, roadway sweeping, and roadway maintenance activities will be utilized proactively to prevent nuisance conditions and maintain compliance with applicable environmental requirements.

CONCLUSION

The combination of dedicated water trucks, stabilized haul roads, roadway grading, roadway sweeping, perimeter berms, stockpile management, and ongoing monitoring provides a comprehensive dust suppression program. Collectively, these measures significantly reduce the potential for off-site dust impacts and enhance compatibility with neighboring properties.

Noise Mitigation Measures

PURPOSE

This memorandum summarizes the noise mitigation measures incorporated into the design, operation, and reclamation activities associated with the Waterside Yard Trash Disposal and Composting Facility. The purpose of these measures is to minimize the transmission of operational noise to surrounding properties while maintaining efficient site operations and long-term reclamation objectives.

EXISTING SITE CONDITIONS

The Waterside facility is located on a large tract of land in eastern Charlotte County. The size of the property allows operational activities to be positioned substantial distances from adjacent residential properties. Existing excavation areas, natural topography, perimeter berms, and below-grade operational areas provide multiple layers of sound attenuation between the facility and surrounding land uses.

Unlike many industrial operations, a significant portion of excavation and reclamation activities occur below existing ground elevations. As excavation progresses, equipment operates within the excavation bowl where surrounding grades, excavation side slopes, and perimeter berms act as natural sound barriers that limit the propagation of noise beyond the property boundaries.

PERIMETER BERMS

Perimeter berms have been incorporated into the overall project design to provide both visual and acoustical buffering. The berm system generally ranges from approximately eight (8) to ten (10) feet in height and approximately one hundred (100) feet in width. The substantial mass and width of the berms provide meaningful attenuation of operational noise generated by equipment and truck traffic.

Particular attention has been given to the northwestern portion of the site adjacent to nearby residential properties. In these areas, the berm system provides an additional layer of separation between active operations and neighboring residences.

The berms will be graded, stabilized, vegetated, and maintained. Areas adjacent to residential properties may be sodded to provide immediate erosion control, long-term stabilization, and enhanced visual appearance.

SEPARATION DISTANCES

Active stockpile areas, staging areas, processing areas, and excavation activities have been intentionally located within the interior portions of the property. The nearest active operational areas are anticipated to be approximately 2,300 to 3,000 feet from neighboring residences.

These substantial separation distances provide a significant reduction in audible operational noise and are considerably greater than the setbacks commonly associated with many commercial and industrial land uses.

BELOW-GRADE OPERATIONS

A significant portion of operational activities occur within existing excavation areas below surrounding ground elevations. Excavation side slopes function as natural sound barriers by interrupting direct line-of-sight transmission of sound waves.

As equipment operates within the excavation bowl, surrounding grades, perimeter berms, stockpiled materials, and existing topography collectively reduce the propagation of operational noise beyond the property boundaries.

EQUIPMENT OPERATIONS

Equipment utilized at the facility may include excavators, loaders, dozers, haul trucks, grinders, and support equipment. All equipment utilizing internal combustion engines will be equipped with properly functioning mufflers and maintained in accordance with manufacturer recommendations.

Preventative maintenance programs will be implemented to minimize excessive mechanical noise and vibration. Equipment will be operated in accordance with accepted industry practices and standard construction procedures.

OPERATING HOURS

Facility operating hours are generally limited to:

• Monday through Friday: 7:00 A.M. to 5:00 P.M.
• Saturday: 7:00 A.M. to 12:00 P.M. (currently closed on Saturdays)

Operations are generally closed on Sundays and recognized holidays except when emergency conditions require temporary operational activities.

ADDITIONAL CONSIDERATIONS

The facility does not include blasting activities, manufacturing operations, or other high-intensity industrial processes commonly associated with elevated noise levels. Activities primarily consist of excavation, material placement, vegetative debris processing, berm construction, reclamation activities, and routine site maintenance.

CONCLUSION

The combination of below-grade operations, substantial separation distances, perimeter berms, vegetative screening, equipment maintenance programs, and limited operating hours provides multiple layers of noise mitigation. Collectively, these measures significantly reduce the potential for off-site noise impacts and enhance compatibility with surrounding properties.

ODOR PREVENTION AND RESPONSE MEASURES

PURPOSE

This memorandum summarizes the odor prevention and response measures incorporated into the design and operation of the Waterside facility. The purpose of these measures is to minimize the potential for objectionable odors and provide effective response procedures should odor conditions occur.

EXISTING SITE CONDITIONS

The facility is intended to receive and manage vegetative yard trash materials, including land clearing debris, storm debris, stumps, mulch, and similar vegetative materials. These materials are generally inert in nature and are not anticipated to generate significant off-site odors when properly managed.

The facility does not accept municipal solid waste, household garbage, food waste, or other waste streams commonly associated with persistent nuisance odors. Accepted materials are limited primarily to vegetative debris and related yard trash materials.

MATERIAL MANAGEMENT

Active processing, stockpiling, and material management areas are located within the interior portions of the property and positioned as far from neighboring residential properties as practical. The perimeter berm system provides an additional buffer between operational areas and adjacent properties.

The perimeter berms are constructed utilizing vegetative yard trash materials and are capped with clean soil. The soil cap limits exposure of underlying materials while also serving as a visual and acoustical buffer.

Incoming vegetative materials will be managed in a manner intended to minimize prolonged accumulation. Material processing, mulching, composting, placement, and reclamation activities will be conducted on an ongoing basis to reduce the potential for decomposition-related odors.

STORM DEBRIS AND HURRICANE RESPONSE

The facility is designed to accommodate vegetative debris generated during routine operations as well as storm recovery events. In the event of a hurricane, tropical storm, or other significant weather event, temporary stockpiling areas are available within the interior portions of the property to accommodate increased volumes of vegetative debris.

These temporary stockpile locations are positioned away from neighboring residential properties to the greatest extent practical and provide flexibility to receive, stage, and

process incoming materials in an orderly manner until normal processing operations can occur.

ODOR CONTROL MEASURES

Reasonable operational practices will be implemented to prevent objectionable odors from migrating beyond the property boundaries. Vegetative materials will be managed in an organized manner and operational areas maintained to promote proper processing and handling.

Should localized odors occur, commercially available odor control products may be applied to affected areas. These products are designed to neutralize or suppress odors and are commonly utilized at composting, recycling, and waste management facilities.

Additional mitigation measures may include covering localized material with clean fill, relocating materials, increasing processing activities, or modifying operational practices to address the source of the odor.

ODOR MONITORING AND RESPONSE

Site personnel will routinely monitor active operational areas for evidence of odor generation. Any odor complaints received from neighboring property owners or regulatory agencies will be investigated promptly.

If objectionable odors are identified, corrective measures will be implemented as necessary to address the source of the odor. If warranted, odor monitoring activities may be expanded to evaluate the timing, location, and extent of odor conditions and to identify appropriate mitigation measures.

ADDITIONAL ODOR MITIGATION SYSTEMS

If future operational conditions indicate that additional odor control measures would be beneficial, the facility may install odor suppression misting systems in selected operational areas. These systems utilize atomized odor-neutralizing or odor-masking agents commonly used at composting, recycling, and waste management facilities.

The misting systems provide an additional layer of protection by intercepting and neutralizing odors before they migrate beyond active work areas and may be deployed on either a temporary or permanent basis depending upon operational needs.

CONCLUSION

The combination of proper material management, interior stockpile locations, soil-capped perimeter berms, routine monitoring, odor control products, corrective action procedures, and the ability to implement odor suppression misting systems provides a comprehensive approach to odor prevention and response. Collectively, these measures

significantly reduce the potential for off-site odor impacts and enhance compatibility with neighboring properties.

VISUAL SCREENING AND SITE BUFFERING

PURPOSE

This memorandum summarizes the visual screening and site buffering measures incorporated into the Waterside facility. The purpose of these measures is to provide visual separation between operational activities and adjacent properties while supporting the long-term restoration objectives of the site.

EXISTING SITE CONDITIONS

The Waterside property consists of a large tract of land that allows operational activities, stockpiles, and restoration areas to be located within the interior portions of the site. Existing topography, excavation areas, perimeter berms, and significant separation distances provide multiple layers of visual buffering between active operations and neighboring properties.

PERIMETER BERM SYSTEM

A perimeter berm system has been incorporated into the project design to provide visual screening and buffering. The berm system generally consists of earthen berms approximately eight (8) to ten (10) feet in height and approximately one hundred (100) feet in width in critical locations. These berms provide substantial visual separation between operational areas and adjacent properties.

Particular attention has been given to the northwestern portion of the site adjacent to nearby residential properties. In this area, the berm system provides an important visual buffer between active operations and neighboring residences.

SODDING, STABILIZATION AND MAINTENANCE

The northwestern berm adjacent to residential properties will be regraded, stabilized, and sodded to provide immediate erosion control, long-term stabilization, and improved visual appearance. As reclamation activities progress, additional berm areas will be stabilized and maintained in accordance with approved plans.

Routine inspections and maintenance activities will be conducted to preserve the effectiveness of the berm system and maintain a neat and orderly appearance.

LANDSCAPE RESTORATION PLAN

The project is supported by an approved Landscape Restoration Plan prepared by a Florida Registered Landscape Architect. The restoration plan includes approximately 60.8 acres of native habitat restoration utilizing plant communities such as coastal prairie, pine/palmetto flatwoods, oak hammock, cypress hammock, and slough habitats. Future landscaping and restoration activities will be implemented in accordance with the

approved restoration plan and applicable development approvals. All planting materials are intended to consist primarily of native species. The approved landscape plan further provides for long-term enhancement of the site through restoration and establishment of native vegetation communities.

STOCKPILE AND OPERATIONAL AREA LOCATION

Active operational areas, stockpiles, staging areas, and processing activities are located within the interior portions of the property and positioned away from neighboring residential properties to the greatest extent practical. This site configuration, combined with perimeter berms and existing topography, substantially limits the visibility of operational activities from surrounding properties.

LONG-TERM BUFFERING AND RECLAMATION

As reclamation activities continue, restored areas will provide additional visual buffering and environmental enhancement. Native vegetation, restored habitat areas, and maintained berm systems will collectively improve compatibility between the site and surrounding land uses. The progressive restoration of disturbed areas represents a long-term commitment to visual enhancement and site stewardship.

CONCLUSION

The combination of perimeter berms, sodding and stabilization measures, interior stockpile locations, substantial setbacks, native landscaping, and long-term restoration activities provides an effective visual screening and buffering program. Collectively, these measures substantially reduce visibility of operational activities and promote compatibility with neighboring properties while supporting the overall restoration objectives of the project.

Southwest Engineering & Design, Inc, 25450 Airport Road, Suite B, Punta Gorda , Florida, 33950 Tel: (941)-637-9655 Fax: (941)-637-1149

Surface and Groundwater Monitoring Plan
Waterside Excavation

SED# - 13-0191.04

This monitoring plan was developed to minimize groundwater impacts surrounding the excavation. The purpose of this plan is to monitor groundwater levels in proximity to the excavation as well as monitor the groundwater quality. Should water levels be affected by the project, measures described in this plan will be implemented to offset the effects. Wetlands and/or other surface features are not located within the project area.

During the excavation, water will be pumped from the excavation area and released into the recharge areas also referred to as the hydraulic barriers. The purpose of the barriers is to minimize the effects of the dewatering on surrounding properties. Based on the software calculations from MODFLOW, the radius of influence from dewatering and the recharge of the percolation rate from the hydraulic barrier the overall radius of influence from the excavation outside the project limits will be minuscule.

Monitoring Plan

Staff Gauges

The owner or contractor will monitor 5 staff gauges within the hydraulic barriers of the project. Water level data for each staff gauge will be collected bi-weekly and reported on an annual basis to the FDEP and recorded on data sheets for the entire duration of the project.

Overall Hydraulic Barrier Elevation Ranges

DID / Staff Gauges	Hydraulic Barrier Elevation	Status
SG #1	22.50’ +	Proposed
SG #2	22.50’ +	Proposed
SG #3	22.50’ +	Proposed
SG #4	22.50’ +	Proposed
SG #5	22.50’ +	Proposed

Monitoring Well

One monitoring well will be installed on the project to a depth of 40 feet below existing grade, which purpose is to collect groundwater quality samples on a quarterly basis for the first year and then annually every year after. These results will be reported to the FDEP on an annual basis to insure that contaminate levels are within Florida’s acceptable

ranges. MW #1 has been located to check the water quality down gradient of the project to the north.

Analytes to be Sampled For

The monitoring well will be sampled quarterly for pH, iron, gross alpha, combined nitrite, nitrate, combined radium 226 and 228, total dissolved solids, sulfate, gross alpha, uranium, specific conductivity, and chloride. Testing will be conducted by a laboratory accredited by the National Environmental Laboratory Accreditation Program and certified by the Department of Health.

Piezometers

The owner or contractor will monitor two piezometers. The piezometers have been placed to monitor the groundwater level between the project and offsite OSWs and wetlands. The top of casing (TOC) elevation of these piezometers will be surveyed to give accurate readings of the water table levels. The construction of the piezometers include a screened interval that extends approximately 20' below the existing ground elevation. Please refer to the attached exhibit for a typical cross section. Water levels data for each piezometer will be collected bi-weekly and reported on an annual basis to the FDEP and recorded on a data sheets for the entire duration of the project. Should a trend, either increasing or decreasing water levels in the piezometers, rainfall observations for the period will be evaluated to assess whether the trend is precipitation-related or possibly resulting from the project activities. Please refer to the Plan Set (Exhibit 1)

Overall Seasonal Water Table Elevation Ranges

The listed piezometers will establish a minimum target water level throughout the year and will be within 8.50 feet of the Estimated Seasonal High Water Table (ESHWT). Please refer to the Monitoring Locations exhibit (Exhibit 6)". The 8.50' range was determined from the SWFWMD ROMP 12 Surf Aq monitor 2. These target levels are listed below:

DID / Monitoring Well	Estimated Water Table Ranges (NAVD88)	Status	TOC	Ground Elevation	Total Depth/Bottom Elevation	Screen Interval	Lat/Long
PZ #1	17.87' – 9.37'	Existing	25.97	23.23	20'	18'	26° 57' 14.59" 81° 54' 40.25"
PZ #2	17.87' – 9.37'	Existing	25.73	--	20'	18'	26° 57' 23.34" 81° 54' 05.95"
MW #1	17.87' – 9.37'	Existing	--	18.31	40'	5'	26° 57' 47.90" 81° 54' 27.65"

Preliminary Solutions

A variance of 1 foot within the piezometers from the estimated ranges will trigger the following actions once an analysis has been performed.

1) Any deviations outside expected ranges will be compared to Southwest Florida Water Management District *ROMP 12 Surf Aq Monitor 2 readings, to determine if there is any correlation.

2) If the groundwater trend indicates that the excavation increased the water levels in the area then water being pumped to the hydraulic barrier would stop. The design high within the hydraulic barrier would then be adjusted (lowered).

3) If the groundwater trend indicated that the excavation decreased the water levels in the proximity to the residential homes the water being pumped to the hydraulic barrier would continue until the water level of the hydraulic barrier

4) was approximately 1 foot below the top of bank. If the water levels continue to be lower due to the excavation, all dewatering efforts will cease and the Department will be notified.

Analysis of Data

Annual rainfall data will be used in evaluating the relationship of any observed water table trends to the mining operation.

The following website will be used as sources for obtaining annual rainfall data:

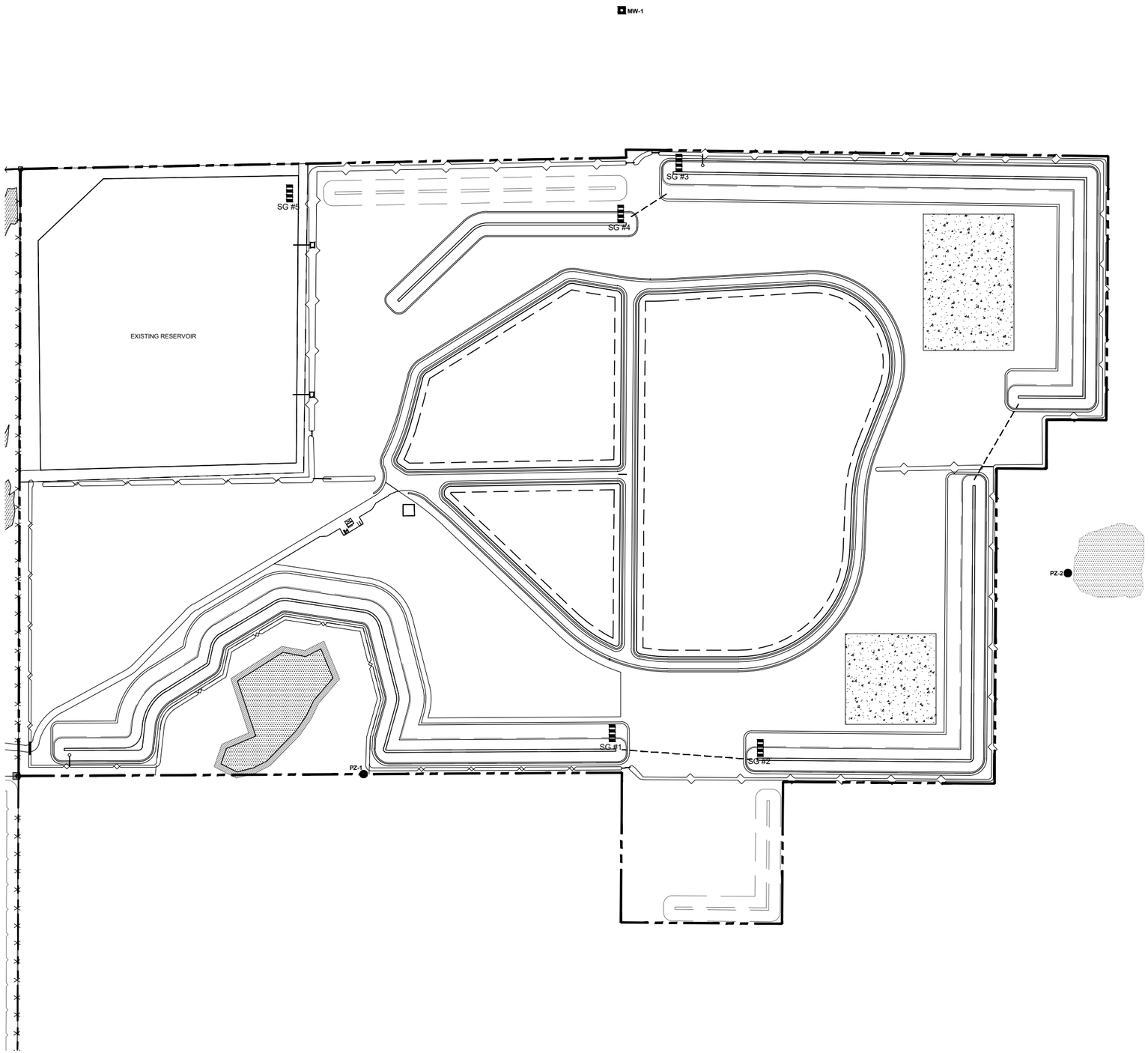
SWFWMD: https://edp.swfwmd.state.fl.us/applications/login.html?publicuser=Guest#waterdata-external/stationoverview

Southwest Engineering & Design, Inc, 25450 Airport Road, Suite B, Punta Gorda , Florida, 33950 Tel: (941)-637-9655 Fax: (941)-637-1149

~~The trend analysis will compare the monitoring wells monthly readings to that~~ Month's rainfall (or seasonal rainfall) to determine if they coincide with each other, if they do not coincide the cause of the discrepancy will be investigated.

*Ranges were determined by using SWFWMD ROMP 12 Surf Aq Monitor 2 NAVD88 data from 2001-2023 and rounded to 8.50'.

ROMP 11 U	High	Low	Difference
1993-2023	41.69	33.22	8.47



200 100 0 200

SCALE: 1" = 200' (24x36)
SCALE: 1" = 400' (11x17)

LEGEND

MW-3	MONITORING WELL
PZ-1	PIEZOMETER WELL
SG #1	STAFF GAUGE

Bar Measures 1 inch

SED Southwest Engineering & Design
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Punta Gorda, Florida 33950
Tel. (941) 637-9655 I Fax (941) 637-1149
www.sedfl.com
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PUNTA GORDA

WATERSIDE RESTORATION MONITORING LOCATIONS

SECTION 27, 33 & 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST

FLORIDA

DATE: JAN 2025
SCALE: AS NOTED
SHEET_____ of_____
PROJECT No.: 13-0191.04

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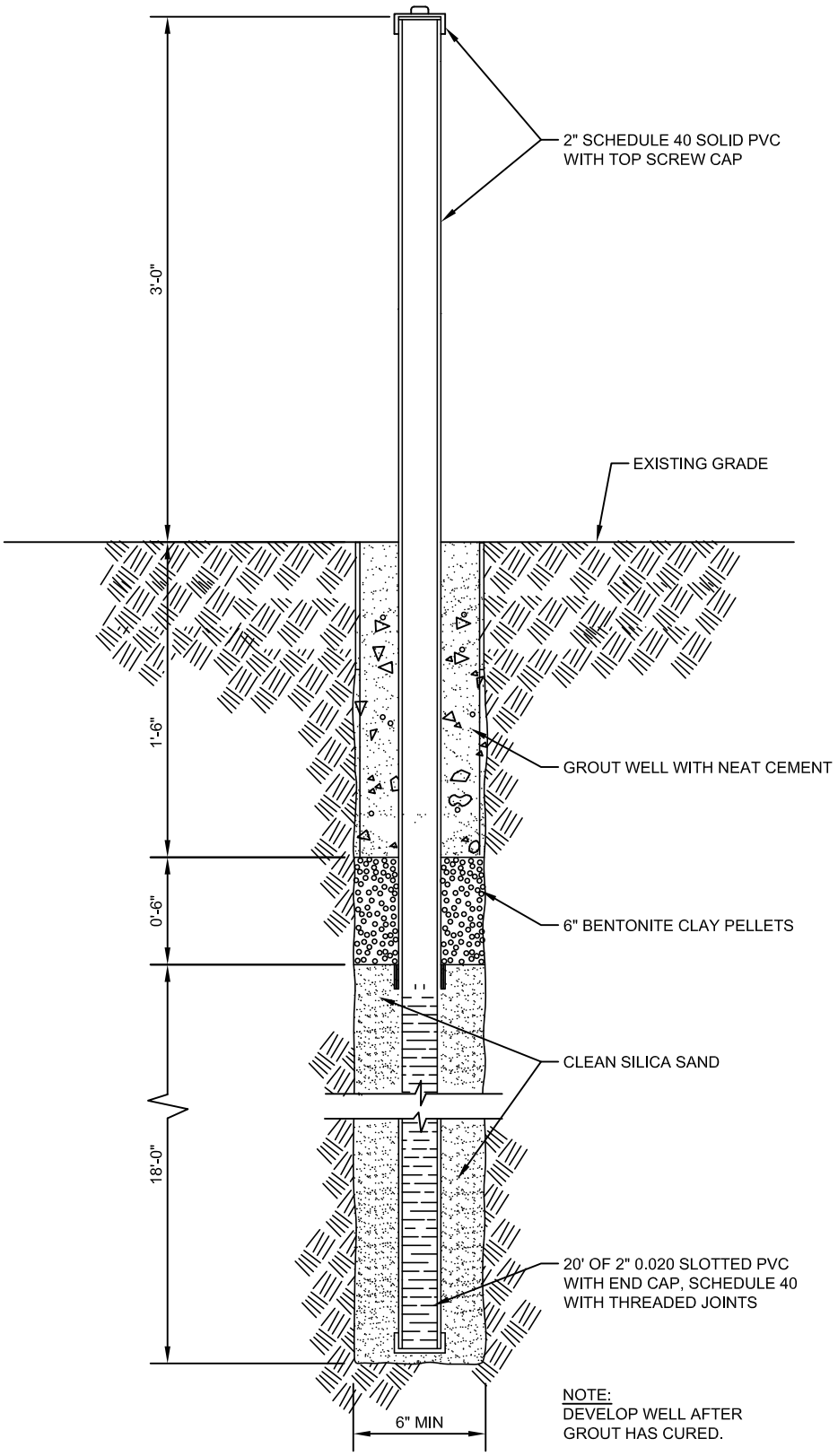


NOTE:
DEVELOP WELL AFTER
GROUT HAS CURED.

SED Southwest Engineering & Design
660 Charlotte Street, Suite 8
Punta Gorda, Florida 33950
Tel. (941) 637-9655 I Fax (941) 637-1149
www.sedfl.com
Certificate of Authorization No. 26551

Project No.:	13-0191.04
Proj. Manager:	G W B
Proj. Designer:	G W B
Drawn By:	dev
Checked By:	CS
Approved By:	CS

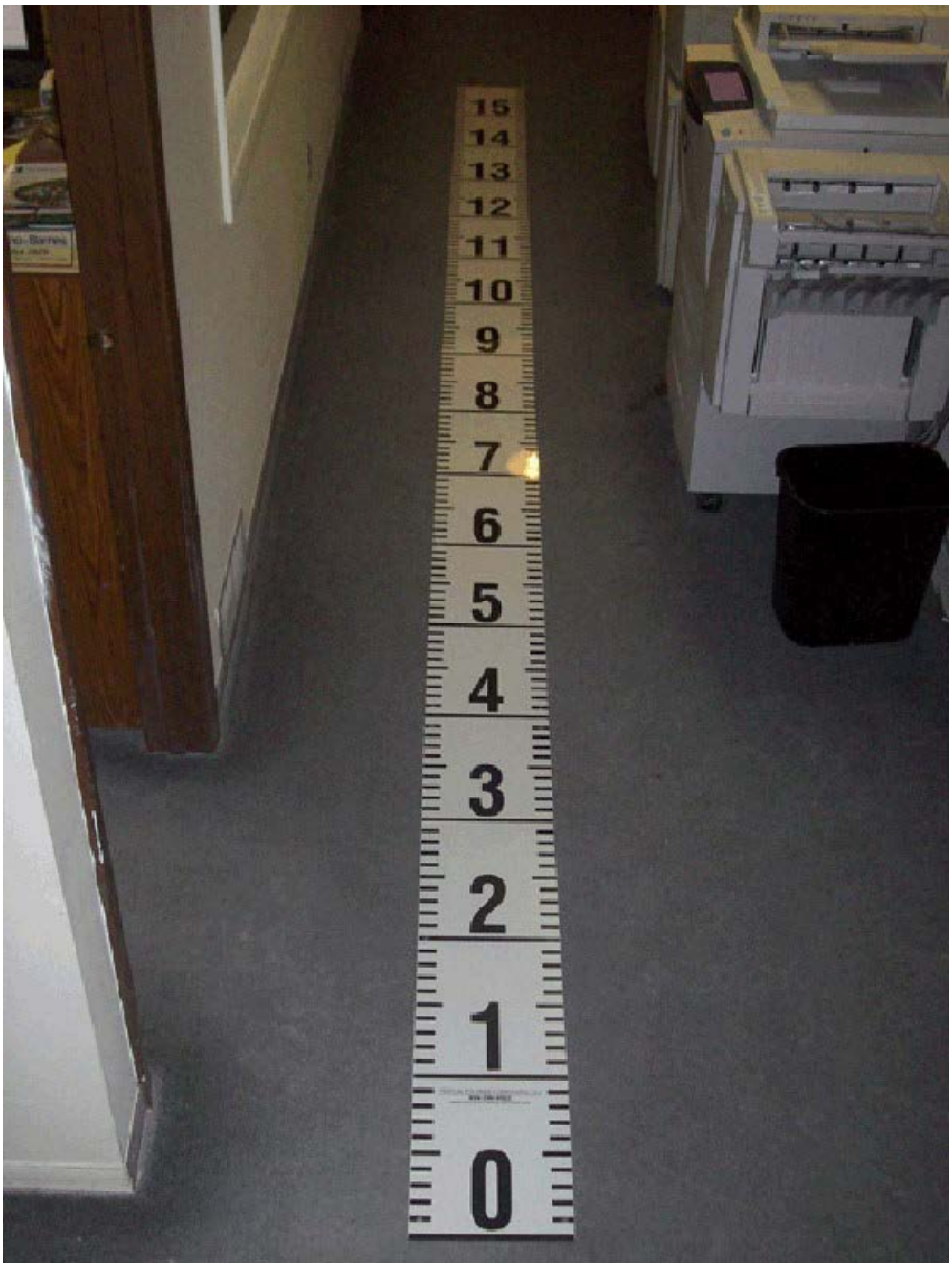
WATERSIDE RESTORATION

TYPICAL PIEOMETER WELL DETAIL

Section 23, Township 41 S, Range 23 E

DATE:	12/22/2022
SCALE:	NTS
SHEET	1 of 1
PROJECT No.:	13-0191.04

STAFF GAUGE TO BE USED



Staff gauges are used for a quick visual indication of the surface level in reservoirs, rivers streams, irrigation channels, retention ponds, and wherever accuracy and readability are important.

Environmental Impact Statement

As part of the excavation submittal a reclamation plan is required per Charlotte County Code Section 3-5-484.

(1) Surface water resources, including stacking of water (including sheet flow) up gradient of the subject property, with particular attention paid to the effects of berms or other water control structures; loss of sheet flow or other surface flows down gradient of the subject property; any reductions in flows to creeks, streams, rivers, or other natural surface waters; and the quality of any off-site surface water discharges which may occur under any conditions up to and including a 100 year storm event.

The potential for groundwater impacts due to construction of the proposed excavation and the predicted volume of groundwater infiltration into the excavation were determined by means of a computer model. The model was created using the U.S. Geological Survey Modular Finite- Difference Groundwater Flow Model (MODFLOW).

Groundwater is near the surface in the site vicinity and the excavation will extend into the saturated zone. Dewatering will be necessary to keep the excavation open during construction. A hydraulic barrier consisting of a water filled trench will be constructed around the edge of the excavation. The infiltration to the excavation will be pumped directly into the hydraulic barrier. The purpose of the hydraulic barrier is to limit the effects of the dewatering on sensitive receptors off site.

The model determines the distribution of hydraulic head and the groundwater flow field over time and space. The model takes into account:

- **the varying capacities of the geologic materials to transmit groundwater flow, represented by the aquifer hydraulic conductivity;**

- **the changes in the quantity of water stored in the geologic materials, represented by the aquifer storage coefficient; and**

- **the influence of boundary conditions where water enters or leaves the groundwater system.**

Typical boundary conditions are wells, streams, springs, and impermeable barriers to flow. The water table is also a boundary through which rainfall or other recharge enters the groundwater system.

Model Area and Boundaries

For further information please refer to the Technical Memorandum prepared by Geoinsight for the MODFLOW hydraulic modeling.

(2) Ground water resources, including the dimensions of land areas that will experience lowering of groundwater levels due to dewatering or other aspects of the excavation; an analysis of any impacts to the base flow of surface waters within the subject surface water drainage basin; an analysis of any impacts to ground water resulting from increased evaporation from lakes and other post-mining landforms resulting from the excavation.

The groundwater model was prepared by Joseph D. Haber, P.G. of Progressive Water Resources. Please see the MODFLOW Report for the hydraulic cone of depression caused by the excavation.

(3) Vegetation and wildlife, including a map of all land covers and forms on the subject property depicted according to FLUCCS category Level 4 at scale of 1 inch equals 200 feet (unless a different scale is approved in writing and in advance by the Excavation Administrator as appropriate to the specific site); a narrative description of the direct, indirect and cumulative impacts to on-site natural communities which will be affected during mining and reclamation; a listed species survey conducted by a Qualified Environmental Professional; and a discussion of impacts to, and mitigation proposed for, wildlife species which reside on or utilize the excavation site, particularly those listed by the U.S. Fish and Wildlife Service or Florida Fish and Wildlife Conservation Commission as endangered, threatened, or of special concern.

The Protected Species Assessment found gopher tortoises utilizing the site. Coordination with the FWC will be required to relocate the tortoises.

A silt fence surrounding the construction activity is proposed in accordance with Southwest Florida Water Management District.

Please refer to the Protected Species Assessment

(4) Air quality, including dust from any excavation, blasting, stockpiling, sorting, vehicular circulation, or other activity; any exhaust or other emissions from equipment associated with the excavation.

Air Quality and Dust Emissions

"The Clean Air Act requires EPA to set National Ambient Air Quality Standards for pollutants considered harmful to public health and the environment. The Clean Air Act establishes two types of national air quality standards. Primary standards set limits to protect public health, including the health of "sensitive" populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against decreased visibility, damage to animals, crops, vegetation, and buildings."(www.epa.gov/ebtpages/airairquality.html)

Air particles (dust particles) range in size. The size of contaminants and particles are described in microns where one micron is one-millionth of a meter, therefore there is approximately 25,400 microns in one inch. The human eye can see particles as low as 40 microns. The size of some contaminants and particles are indicated in the table below.

Particle	Particle Size (microns)
Ground Limestone	10 - 1000
Clay	0.1 - 50
Combustion-related Carbon Monoxide from motor vehicles, wood burning, open burning, industrial processes	up to 2.5
Typical Atmospheric Dust	0.001 to 30
Pesticides & Herbicides	0.001

Airborne particles:

Airborne particles are solids suspended in the air.

Larger particles - larger then 100 µm

- **terminal velocities > 0.5 m/s**
- **fall out quickly**
- **includes hail, snow, insect debris, room dust, soot aggregates, coarse sand, gravel, and sea spray**

Medium-size particles - in the range 1 to 100 µm

- **sedimentation velocities greater than 0.2 m/s**
- **settles out slowly**
- **includes fine ice crystals, pollen, hair, large bacteria, windblown dust, fly ash, coal dust, silt, fine sand, and small dust**

Small particles - less than 1 µm

- **falls slowly, take days to years to settle out of a quiet atmosphere. In a turbulent atmosphere they may never settle out**
- **can be washed out by water or rain**
- **includes viruses, small bacteria, metallurgical fumes, soot, oil smoke, tobacco smoke, clay, and fumes**

Hazardous Dust Particles

Smaller dust particles can be hazardous for humans. In many jurisdictions dust fractions at specified particle sizes in working environments are required to be measured.

Inhalable Dust

Airborne particles which can enter the nose and mouth during normal breathing are particles of 100 microns diameter or less.

Thoracic Dust

Particles that will pass through the nose and throat, reaching the lungs are of 10 microns in diameter and less. Referred to as PM_{10} in the USA.

Respirable Dust

Particles that will penetrate into the gas exchange region of the lungs. A hazardous particulate size less than 5 microns. Particle sizes of 2.5 micron ($PM_{2.5}$) are often used in USA.

http://www.epa.gov/ebtpages/airairquality.html

Dust Impact

According to Charlotte County Airport Authority the prevailing winds are from the west and southwest with speeds ranging from 3 to 9 knots (3.5 to 10.4 mph). This information was also confirmed by the following website:

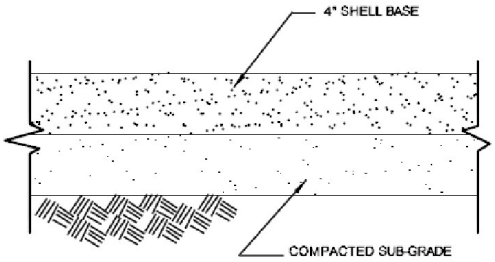
http://www.sailflow.com/windandwhere.iws?regionID=114&regionProductID=30&timeoffset=0

The proposed excavation will have a slight impact on air quality in the area surrounding the excavation and haul road up to an approximate half mile.

During the dry season the exposed surface layer of earth allows medium to large size particles to be released into the atmosphere which can be carried by wind to other areas at a rate of 0.2 m/s to 0.5 m/s. To reduce dust emissions the contractor will take extra measures by watering and grading the haul road to prevent a nuisance.

Stockpiles/Sorting – stockpiles/sorting will occur within the project limits and should be placed so as not to add any additional sediment to the construction. During the dry season stockpile areas will be watered weekly to reduce dust emissions. Stockpile areas are to be located in the designated areas per the development plans. If stockpiles are exposed beyond thirty (30) days they are to be mulched and/or seeded. To further reduce dust emissions stockpiles can be located in the excavation cell during the construction phase. Please also refer to the Best Management Practices in the Development Plans.

Once the excavation has commenced it will be the contractor's responsibility to maintain the haul road, stockpiles, excavation cells, hydraulic barriers, etc. All activities shall be recorded and kept in the contractor's daily log. This shall include the watering events, erosions problem areas, accidents, safety procedures, etc.



SHELL HAUL ROAD

(ON-SITE ONLY) N.T.S.

Blasting - Currently, there are no proposed plans for blasting for this excavation. If blasting was required the client would require a permit and would comply with all State and local laws.

Vehicular Circulation – Trucks used for hauling off-site material are only permitted to use the designated haul route.

Equipment Exhaust Emissions – Routine preventive maintenance will minimize equipment downtime and increase equipment service life. Preventive maintenance varies with each piece of equipment. Therefore, the operation and maintenance (owner's) manual for each should be consulted. However, three applicable maintenance activities, which should be implemented at the site, are:

- **Establish a routine equipment inspection program;**
- **Lubricate according to manufacturer's recommendations; and**
- **Check at least two times daily for hydraulic oil, engine oils, fuel or other liquid leakage.**

Fuels, solvents, lubricants, and other maintenance materials shall be stored in secure areas separate from the excavation or sorting areas. No materials beyond the capacity of the constructed storage area will be stored on site.

(5) Hazardous materials and other potential contaminants, including any naturally occurring elements which could become potentially harmful to the public if concentrated by any process associated with the proposed excavation, including but not limited to dewatering, settling, stockpiling, sorting, and other activities, with particular attention to radiation.

If contamination is released to the environment, the following procedures *should* be implemented:

- **Determine location, extent, type, and, if possible, cause of release (e.g., contaminated surface water, etc.)**

- **Notify Site Manager and implement safety and emergency response procedures.**

- **Notify fire department. State clearly:**

  i. **Location of the excavation facility.**
  ii. **Location of contaminant release.**
  iii. **Extent of release.**
  iv. **Type of release.**
  v. **Actions now being taken**

- **Notify proper authorities including the Florida "Hot Line".**

A list of individuals and emergency response agencies to contact in the event of a release of contamination to the environment is provided in the following table.

EMERGENCY NUMBERS

FIRE 911
POLICE/SHERIFF (Charlotte County) 911
POSION CONTROL..... 911
AMBULANCE/EMS 911

Charlotte County Sheriff's Department
(non-emergency)…….. 941-639-2101

Bayfront Health - Punta Gorda…….. 941-639-3131

Fire (non-emergency)…… 941-575-5529

Crisis Stabilization Hotline……. .941-575-0222

FLORIDA POISON
INFORMATION CENTER 1-800-222-1222

EMERGECNY MANAGEMENT
(Charlotte County)..... 941-505-4620

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
Fort Myers 239-334-6975
Hazardous Waste Management - State..... 850-245-8707
Petroleum Cleanup…….850-245-8839

Follow-Up

Unless the occurrence of a contaminant release is clearly due to very unusual circumstances, the Site Manager will take corrective action to prevent recurrence of the release. The corrective action will be approved by the FDEP.

A report will be filed at the owner/contractor/Site Manager in order to have further reference for inquiries by authorities or employee personnel. The report will state:

- **Time/date of incident or its discovery.**

- **Type of release and effects.**
- **Source.**
- **Response and effectiveness.**
- **Agencies contacted.**
- **Corrective actions planned and scheduled.**

Hazardous or Other Unauthorized Materials

In the event that a substance known to be or suspected of being hazardous is dumped from any vehicle at the facility, the actions described below will be taken immediately.

The Observer

The Observer will take the following actions:

- **Immediately report the incident to the Site Manager or their designee.**
- **Avoid exposure to the substance in question. Stay upwind.**
- **Observe where the material was dumped, by whom (which vehicle), how much was dumped, whether the container appears sound or is leaking, and what the substance looked and smelled like. Such observations will only be made with extreme caution and with the utmost regard for safety. DO NOT SNIFF OR TOUCH THE SUBSTANCE.**
- **Ask the individual who dumped the suspect load where the material was obtained.**
- **Isolate the approximate area of the suspected load before it is covered or mixed with wastes from other vehicles.**
- **Ask the driver of the vehicle to remain at the dumping point to ensure adequate vehicle identification. If the driver attempts to leave the discharge point, the observer should inform the ticket master and/or the Site Manager.**

Site Manager

The Site Manager will take the following actions:

- **Notify the FDEP.**

- **Record all pertinent facts regarding vehicle, including but not limited to: name of carting company; license plate number; where the load was obtained, if known; any visible evidence identifying the substance; and quantity and state of the substance (e.g., solid or liquid or if contained or loose.)**

- **Maintain careful records of other costs incurred as a result of the dumping incident including, but not limited to, security costs in isolating the area, costs of removal (by contract or otherwise) of the suspect material, other costs of intermediate or ultimate treatment and/or disposal, and any other pertinent costs**

- **Coordinate the removal of the unacceptable material the proper authorities.**

All trucks and dumpsters will be delivered to approved recycling or disposal facilities.

(6) Qualifications and calculations, including all calculations, assumptions, survey methodologies, and other technical components of the statement; the qualifications of every person involved in preparing the statement, and which portion(s) they were involved in.

Gary W. Bayne, P.E., Southwest Engineering & Design, Inc. was the design engineer that designed the excavation.

C. Drew Branch, Banks Engineering, was the surveyor who completed the survey of the subject property.

Alex Guzman, Environmental Specialist, Southwest Engineering and Design, performed the Protected Species Assessment

(7) Any other information required by the Excavation Administrator due to unique circumstances. **So noted.**