

## **April 21, 2025 – 6:00 PM REGULAR BOARD MEETING**

Lehigh Acres Municipal Services Improvement District  
Barrett Room  
601 East County Lane  
Lehigh Acres, FL 33936

This meeting is open to the general public.

### **REGULAR MEETING AGENDA**

- 1) **Preliminaries**
  - A. Call to Order
  - B. Roll Call
  - C. Invocation & Pledge of Allegiance
  - D. Move, Remove and Add Agenda Items
  - E. Approval of Agenda
  - F. Public Comment for Agenda Items and Non-agenda Items
  - G. Action on Removed Consent Items
  - H. Approval of Consent Agenda
- 2) **Consent Agenda**
  - A. Invoices and Change Order #1 for CREST, Phase III
  - B. Approval of Minutes March 17, 2025, Regular Meeting
  - C. PER 24-35 – U haul Lot, 829 & 833 Homestead Rd. S.
  - D. PER 24-37 – Palm Tree Plaza, 1100 Lee Blvd.
  - E. Lumen Canal Bores - PER 25-31, PER 25-32, PER 25-33, PER 25-34, PER 25-35, PER 25-36
  - F. PER 25-40 - Blackstone Corporate Park, 336 336 Blackstone Drive
  - G. PER 25-41 – Arcland Self Storage, 625 Williams Rd.
  - H. PER 25-42 – Southwest Truck Exp., 5521 4<sup>th</sup> St. W.
- 3) **Action Agenda**
  - A. Good Cause
  - B. RES 2025-05 - Conceptual Agreement, LDOT Alico Rd. to Sunshine Blvd. and Widening Project
  - C. Request to Waive Policy for FASD Conference
  - D. Contract 10-year Extension for Carter Pritchett Signs
- 3) **Discussion Agenda**
  - A. Old Business
  - B. New Business
  - C. Commissioner's Request
  - D. Engineer's Report
  - E. Attorney's Report
  - F. Staff and Financial Report
  - G. Treasurer's Report
  - H. Secretary's Report
- 4) **Adjournment**

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** Invoices and Change Orders

**Meeting Date:** April 21, 2025

**Agenda Item #** 2A

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**1 Recommended motion:**                      Move to approve all invoices as stated on the Summary Sheet.

**2 What the action accomplishes:**                      Approves all invoices that are outside the approval limits of the Treasurer and Manager.

**3 Fiscal Impact:**                      As listed on the Summary Sheet.

**4 Staff comments:**

**5 Staff review and recommended approval:**

MANAGER                       ASSISTANT DISTRICT MGR

ATTORNEY                       FIELD DIRECTOR

ENGINEER                       FINANCE DIRECTOR

**6 Board Action:**

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** Approval of Minutes - March 17, 2025 Regular Board Meeting

**Meeting Date:** April 21, 2025

**Agenda Item #** 2B

CONSENT                       ACTION                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve the minutes from the March 17, 2025 Regular Board Meeting.

**What the action accomplishes:** Memorializes the Board Meetings as per Florida Statute.

**Fiscal Impact:** 2 hrs. staff time.

**Staff comments:**

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD SUPERINTENDENT  
 ENGINEER                       CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** PER 24-35 – U haul Lot, 829 & 833 Homestead Rd. S.

**Meeting Date:** April 21, 2025

**Agenda Item #** 2C

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Permit 2024-35, U haul lot on 829 & 833 Homestead Road S., with any listed stipulations.

**What the action accomplishes:** Allows Uhaul to develop an commercial site at 829 and 833 Homestead Rd., while certifying on their plans that their stormwater facilities are adequate and able to discharge less than 30 CSM.

**Fiscal Impact:** Permit Fees: \$1,500.00

**Staff comments:** Approved according to the revised plans and calculations signed/sealed March 12, 2025.

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD SUPERINTENDENT  
 ENGINEER                       CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** PER 24-37 – Palm Tree Plaza, 1100 Lee Blvd.

**Meeting Date:** April 21, 2025

**Agenda Item #** 2D

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Permit 2024-37, Palm Tree Plaza on 1100 Lee Blvd., with any listed stipulations.

**What the action accomplishes:** Allows Palm Tree Plaza to develop an commercial site at 1100 Lee Blvd., while certifying on their plans that their stormwater facilities are adequate and able to discharge less than 30 CSM.

**Fiscal Impact:** Permit Fees: \$1,500.00

**Staff comments:** Approved according to the revised plans and calculations submitted March 27, 2025.

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD SUPERINTENDENT  
 ENGINEER                       CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** Lumen Canal Bores - PER 25-31, PER 25-32, PER 25-33, PER 25-34, PER 25-35, PER 25-36

**Meeting Date:** April 21, 2025

**Agenda Item #** 2E

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Lumen Canal Bore Permits: PER 25-31, PER 25-32, PER 25-33, PER 25-34, PER 25-35, PER 25-36, with any listed stipulations.

**What the action accomplishes:** Allows Lumen to bore under District canals as listed in the attachment, while ensuring that their bore stays at least 10-feet under the canal bottoms.

**Fiscal Impact:** Permit Fees: #25-31=\$3,172.50; #25-32=\$2,250.00; #25-33=2,278.50; #25-34=\$3,000.00; #25-35=\$2,850.00; #25-36=\$2,250.00

**Staff comments:** Approved according to the submitted plans and surveys.

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD SUPERINTENDENT  
 ENGINEER                       CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** PER 25-40 - Blackstone Corporate Park, 336 Blackstone Drive

**Meeting Date:** April 21, 2025

**Agenda Item #** 2F

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Permit 2024-40, Blackstone Corporate Park at 336 Blackstone Drive, with any listed stipulations.

**What the action accomplishes:** Allows Blackstone Corporate Park to develop a major commercial site on 61.80 acres located at 336 Blackstone Drive, while certifying on their plans that their stormwater facilities are adequate and able to discharge less than 30 CSM.

**Fiscal Impact:** Permit Fees: \$3,900.00

**Staff comments:** Approved according to the master site and drainage plans signed/sealed February 21, 2025.

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR

ATTORNEY                       FIELD SUPERINTENDENT

ENGINEER                       CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** PER 25-41 – Arcland Self Storage, 625 Williams Rd.

**Meeting Date:** April 21, 2025

**Agenda Item #** 2G

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Permit 2024-41, Arcland Self Storage on 625 Williams Rd., with any listed stipulations.

**What the action accomplishes:** Allows Arcland Self Storage to develop an commercial site at 625 Williams Rd., while certifying on their plans that their stormwater facilities are adequate and able to discharge less than 30 CSM.

**Fiscal Impact:** Permit Fees: \$1,750.00

**Staff comments:** Approved according to plans and drainage report signed/sealed February 24, 2025.

### Staff review and recommended approval:

MANAGER     ASSISTANT DISTRICT MGR  
 ATTORNEY     FIELD SUPERINTENDENT  
 ENGINEER     CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** PER 25-42 – Southwest Truck Expansion, 5521 4th St. W.

**Meeting Date:** April 21, 2025

**Agenda Item #** 2H

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Permit 2024-42, Southwest Truck Expansion on 5521 4th St. W., with any listed stipulations.

**What the action accomplishes:** Allows Southwest Truck to develop an commercial site at 5521 4th St. W., while certifying on their plans that their stormwater facilities are adequate and able to discharge less than 30 CSM.

**Fiscal Impact:** Permit Fees: \$1,750.00

**Staff comments:** Approved according to the plans and calculations submitted February 24, 2025.

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD SUPERINTENDENT  
 ENGINEER                       CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** RES 2025-05 - Conceptual Agreement, LDOT Alico Rd. to Sunshine Blvd. and Widening Project

**Meeting Date:** April 21, 2025

**Agenda Item #** 3B

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**1 Recommended motion:** Move to approve RES 2025-05 - Conceptual Agreement, LDOT Alico Rd. to Sunshine Blvd. and Widening Project

**2 What the action accomplishes:** Provides for the conceptual approval of the main issues of the project that will be incorporated into a final agreement. The terms are very favorable for LA-MSID.

**3 Fiscal Impact:** \$0 for the district. Staff time only.

**4 Staff comments:**

**5 Staff review and recommended approval:**

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD DIRECTOR  
 ENGINEER                       FINANCE DIRECTOR

**6 Board Action:**

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** Request to Waive Policy for FASD Conference

**Meeting Date:** April 21, 2025

**Agenda Item #** 3C

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**1 Recommended motion:** Move to waive policy to allow Commissioners and staff to stay at the Sunseekers Resort in Port Charlotte, during the FASD conference in June.

**2 What the action accomplishes:** Provides for less travel. The distance to Port Charlotte is very inconvenient to travel back and forth on a daily basis.

**3 Fiscal Impact:** Hotel Room Costs: \$6,132

**4 Staff comments:**

**5 Staff review and recommended approval:**

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD DIRECTOR  
 ENGINEER                       FINANCE DIRECTOR

**6 Board Action:**

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** Contract 10-year extension for Carter Pritchett Signs

**Meeting Date:** April 21, 2025

**Agenda Item #** 3D

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**1 Recommended motion:** Move to approve the 10-year extension for the Carter Pritchett sign lease contract, located on Lee Blvd.

**2 What the action accomplishes:** The Contract expired on June 6, 2021, although the vendor continued to honor the contract. This new extension will expire on June 6, 2031.

**3 Fiscal Impact:** LA-MSID receives 10% of the sign revenue, per month, from the vendor. There is also a 2% COLA added each year.

**4 Staff comments:**

**5 Staff review and recommended approval:**

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD DIRECTOR  
 ENGINEER                       FINANCE DIRECTOR

**6 Board Action:**

APPROVED                       DENIED                       DEFERRED

# AIM Engineering & Surveying, Inc.

April 10, 2025

Board of Commissioners  
Lehigh Acres Municipal Services Improvement District  
601 East County Lane  
Lehigh Acres, FL 33936

## Re: Engineer's Report for the April 2025 Board Meeting

Dear Board Members:

The status of current projects and tasks involving the District Engineer are outlined as follows:

### General Consulting

- Review the board agenda and prepare the monthly engineering report.
- Review and recommendation for permits: 24-60, 25-10, 25-16, 25-20, 25-21, 25-22, 25-23, 25-25, 25-31, 25-32, 25-33, 25-34, 25-35, 25-36, 25-37, 25-38, 25-39, 25-40, 25-41, 25-42, and 25-44.
- Ongoing permit coordination related to the Lee County Sunshine Widening Project.
- Blackstone AGI inspection.
- Coordination related to the Leeland Lake Church parcel.

### Recently Completed Projects

- Southwest Lehigh Groundwater Recharge and Aquifer Restoration (February 2018)
- Hendry Canal Extension Widening (February 2021)
- Halfway Pond – SR 82 Segment 3 (April 2019)
- JUSWMSA Agreement – FDOT (March 2021)
- West Marsh Design (May 2021)
- Weir S-VL-1 Replacement (August 2023)
- CREST Phase 2 (February 2024)

### Current Projects Progress

**Frank Mann Preserve (Formally GS-10):** The Frank Mann Preserve property was purchased by Lee County Conservation 20/20. A March 2019 Memorandum of Understanding (MOU) between Lee County and LA-MSID allows LAMSID to construct and maintain a stormwater storage and water quality system within the parcel. LA-MSID issued a Purchase Order to AIM in March 2020 to prepare a Land Management Plan as one of the first step requirements of the MOU. Following a presentation to Lee County's Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) made in December 2020, the committee recommended approval. The LA-MSID Board approved the Land Management Plan in January 2021 for submission to the Lee County Board of County Commissioners. The Lee County Board approved the County Commissioners' plan on their March 2021 agenda. The LA-MSID Board approved a purchase order to AIM for an initial design scope at the August 2021 Board meeting. Lee County has cleared a small park access area. LA-MSID is currently conducting maintenance exotic removal activities on site.

As a result of critical Hurricane Ian recovery efforts, progress on the Frank Mann Preserve project was delayed. LAMSID staff continue to complete exotic vegetation removal & maintenance berm/access work, which will aid the design team in understanding the effort

involved in re-establishing the berm in the NW corner of the project. LAMSID staff confirmed key design elements, and the design plans are currently being finalized. Additional topographic survey data was completed by January 8, 2024. The design team recommended additional survey data to be collected along the northwest berm to aid in the completion of the 90% plans and permit application. Permit submission is anticipated in the fall of 2025, pending LA-MSID receipt of FDEP grant funds.

The project was recently selected to receive \$15M in grant funding. Given the additional project funding. The project design team and LAMSID staff are currently waiting for the grant funds to be made available from SFWMD/FDEP. A spending plan was provided to SFWMD/FDEP in early January 2025. Communication with SFWMD occurred last month where they informed the agreement between SFWMD and FDEP may be finalized in May or June 2025. AIM and LA-MSID continue to coordinate the next steps of the project's development

**Caloosahatchee River and Estuary Storage and Treatment (CREST):** LA-MSID purchased approximately 105 acres for the CREST preserve and stormwater treatment area. The LA-MSID Board authorized the design of this project in November 2019. AIM staff had a meeting with LA-MSID staff in April 2020 to review concepts for developing final plans. The design elements include an interconnecting channel between Dog Canal and Hendry Canal to balance flows between the Bedman Creek and Carlos Waterway Drainage Basins. A retention reservoir also provides year-round treatment of suspended solids through increased flow way resident time and storage to attenuate peak stages during storm events. Additionally, wetland plantings provide water quality treatment through nutrient uptake within the circuitous wetland flow way path.

A Caracara nesting site is currently established within the CREST project and is protected as such unless determined to be an abandoned nest. This determination can only be revisited/alterd within the nesting season period. While designated as a nesting site, a 300' buffer zone is established.

Due to grant funding, the design plans and construction activities required a phased approach. AIM developed the scope of work for design phasing, post-design, and construction phase services and provided it to LA-MSID staff for review, which partially addressed required Caracara monitoring. The LA-MSID Board approved a contract with AIM for this effort on 6/21/2021.

### ***CREST Phase 1***

Phase 1 of the CREST project is complete, which includes maintenance dredging of the Dog to Hendry canal and replacement & relocation of weir S-H-2.

### ***CREST Phase 2***

LA-MSID received a \$2 million grant award to complete Phase 2. Bids for Phase 2 construction were received on December 15, 2022. The groundbreaking ceremony was held on February 15, 2023. Turnbull Environmental completed CREST Phase 2 construction in February 2024.

### ***CREST Phase 3***

LA-MSID has received an additional \$4.06 million in grant funds to allow for the construction of the full build-out of the CREST project (Phase 3). AIM worked to complete the additional design and permitting tasks required to revise the plans and permitting approach to include the full project build-out. AIM's Environmental Scientist coordinated with USFWS to clarify construction restrictions related to the Caracara nesting site. USFWS has informally agreed that a reduced

300-foot Caracara buffer size is acceptable since the completed project is anticipated to benefit the species. The design team completed the 100% plan set for Phase 3, and the SFWMD permit was issued on May 22, 2023.

Due to the recent supply chain and inflationary factors, a flexible design and bidding approach are desired to ensure all Phase 3 grant funds are utilized for the project. Phase 3 bids were received on April 18, 2024, with Turnbull Environmental awarded the project at the April 2024 LAMSID board meeting.

The Notice to Proceed with construction was given on May 1, 2024. Phase 3 is due to be substantially complete by August 31, 2025, and finally completed by September 30, 2025. Required Gopher Tortoise relocations have been completed. The SFWMD permit modification was submitted on 9/18/2024 to allow for the excavation of the Caracara nest buffer area. The design team responded to a second RAI received from SFWMD on February 11, 2025. After further coordination between the project's Environmental Scientist and USFWS staff following the completion of the 2025 Caracara survey season, it was concluded that there is no Caracara nesting within the CREST Phase 3 Caracara primary nesting zone or the entire CREST site. Therefore, the project has been downgraded by USFWS from a "take" to just a technical assistance letter.

With this new information, we requested that the permit be issued, as the excavation and planting of the formal Caracara buffer area must be accomplished as soon as possible before the rainy season. The Caracara nesting site was initially identified in a 2021 survey. Currently, four years of conducting yearly nesting-season surveys have successfully verified the non-existence of Caracara nesting activities on the CREST site. It was communicated that the additional excavated and planted area will provide additional stormwater storage, which is critical for realizing the intended flood mitigation and water quality improvements. The permit is expected to be obtained early in May 2025 after the official end of the Caracara nesting season in April.

The contractor is also pursuing the potential to include larger plants and trees for Phase 3 while remaining under the awarded grant funding amount. AIM and the contractor are preparing a change order to include additional plants in Phase 3.

### **Rehydration of Bedman (Creek) Utilizing Storage & Treatment (ROBUST)**

LA-MSID gained legislative funds to purchase and improvement of two parcels within Lehigh Acres: A Sinkhole Parcel (34-44-27-00-00001.0140) and the ROBUST Parcels (36-43-27-01-00000.A000 & 36-43-27-00-00004.0020). AIM conducted Phase I Environmental Reports for the Sinkhole and Robust parcels. The purpose of these assessments was to characterize the environmental conditions based on readily available information & site observations and to identify recognized environmental conditions. To assist with water quality grant funding applications, AIM prepared a conceptual ROBUST nutrient removal analysis. AIM provided the documents required for grant application submission for the ROBUST project.

#### ***ROBUST Phase 1***

Grant funding for Phase 1 was achieved to purchase the triangular parcel (36-43-27-01-00000.A000), which is a 15-acre site envisioned to provide additional stormwater storage volume, flood mitigation, and water quality benefits to the Bedman Creek Drainage Basin.

#### ***ROBUST Phase 2***

LA-MSID also received grant funding for Phase 2 of the ROBUST project, which is envisioned to include the design and construction of the triangular stormwater storage and water quality facility, and an emergency overflow connection to the Carlow Waterway during extreme storm events. Flows for Dog Canal will be redirected into the triangular parcel. With the grant agreement finalized, LAMSID approved a design scope of services during the January board meeting. The Notice to Proceed is March 10, 2025. The design team and LA-MSID will conduct a kick-off meeting to strategize a project approach that best suits LA-MSID.

### **Bottomless Lake (Sinkhole Parcel)**

AIM provided LAMSID staff with a conceptual scope, fee, and construction cost to be utilized toward grant application submittal. AIM completed a high-level Due Diligence report for the parcel to identify current and/or needed permits and buffering requirements. The grant application was vetoed by Governor Ron DeSantis. LAMSID is currently researching alternative grant funding courses to pursue. During the fence permitting process, LAMSID learned a Lee County Limited Development Order (LDO) permit was also required. The LDO/fencing permit has since been approved. AIM is coordinating efforts to extend the fence around the entire site, as well as an architectural review of the building for renovation suitability.

### **Alico Road Extension Analysis for Sunshine Boulevard**

LAMSID was contacted by the Lee County Department of Transportation (Lee DOT) to determine water management requirements for a proposed new road connecting Alico Road to SR 80. The proposed road will connect to Sunshine Blvd at its junction with SR 82. The interchange with SR 82 will be enhanced to facilitate improved flow patterns, and the impervious area of that interchange will be significantly greater than the existing interchange. Sunshine Blvd. will be widened up to and through the junction with Able Canal north of Lee Blvd. The widened road will generate additional runoff, which will need to be managed so that peak water elevations do not increase in Able Canal as it passes under Sunshine Blvd. During a meeting on July 27, 2024, with Lee County DOT and Johnson Engineering, Inc., it was explained that the section of the Sunshine Blvd widening between SR 82 and 23rd Street SW is on a critical path schedule.

During that meeting, Water Science Associates (WSA) was requested to provide an accelerated analysis of the impact of the road widening on water levels and flows in Sailfish Canal as well as impacts on canal water levels at the junction of Sailfish Canal and Able Canal. A more comprehensive analysis of the impacts of the proposed roadway changes is being negotiated between LA-MSID and Lee County DOT. WSA & AIM have completed a draft report of the findings and provided draft recommendations for LAMSID staff and the board to consider in order to mitigate impacts to the LAMSID drainage system.

A follow-up meeting was conducted on September 10<sup>th</sup> at 10 AM to discuss the ROW capacity topic further. The roadway improvements require LC to acquire canal ROW from LAMSID. AIM and WSA are working with LC DOT and Johnson Engineering to agree upon the volume of lost stormwater storage impact to mitigate due to LAMSID's lost canal ROW. A monthly meeting has been established between the stakeholders to keep coordination efforts moving forward. However, the October meeting was postponed to a date to be determined due to Hurricane Milton. The November meeting occurred on November 12, 2024, at 10 am. WSA, AIM, and LAMSID staff worked to clarify the acceptable lower and upper limits to calculate the lost ROW storage volume. LAMSID staff met with key LCDOT staff to discuss large-scale improvements that work for both LAMSID and LCDOT on February 11, 2025. LAMSID and LCDOT are currently working on finalizing an agreement.

### **Centennial Flood Mitigation**

LA-MSID has been coordinating with Lee County and SFWMD regarding the recent road flooding in the Centennial area south of Buckingham Road. The land elevation falls to the northwest, whereas the LA-MSID canals direct flows to the southeast. Therefore, flood mitigation concept projects were developed during the Southern Lee County Flood Mitigation Plan, including a stormwater storage area and a new outfall route to the north of Buckham Road. Initial coordination with Lee County has resulted in LA-MISD learning the project(s) are low on the County's flood mitigation prioritization list. However, this project is now being considered as one of the projects to analyze further in correlation with the Lee County Sunshine Widening project.

If you have any questions or inquiries, please call my cell at (239) 823-8171.

Sincerely,

**AIM Engineering & Surveying, Inc.**

Daniel Schroeder, PE, MSE, PMP

Vice President & Civil Group Manager