

MEETING NOTES  
Public Meeting #1  
Burnt Store Drainage Study  
July 22, 2025, 9:00 AM

**Q&A Session:**

- Does the study account for new construction in the area?
  - Yes, future development will be considered in the build-out model.
- What storm events are being evaluated in the model?
  - 100 yr and 1 actual storm event for Calibration
- Where does Hog Branch originate and how does that affect the watershed?
  - This will be evaluated as a boundary condition of the model
- Will Lee County be notified of the findings of this study?
  - Lee County will be notified of the findings as will the Water Management District.
- For current construction – will the developer be notified of the results of this study so they can improve their stormwater management system?
  - If there are major issues, we can communicate that to the EOR, but it may not result in any redesign.
- Is Burnt Store Marina included in the study?
  - The full development area is not included in the study, but the offsite flow is being accounted for in the boundary conditions.
- Is Kimley-Horn on-site doing field review of existing conditions?
  - Yes, Kimley-Horn has field verified over 400 structures.
- What types of projects should be expected to come out of alternatives analysis?
  - Larger pipes, improved swale capacity, and improved canal capacity, and new stormwater management areas.
- How are we modeling how much water is infiltrating when the water table is so high?
  - Infiltration and runoff are determined based on the soil type and land use. Additional evaluation of how runoff is measured. Node percolation is not evaluated as part of this model. Additional groundwater modeling is not being completed with this drainage study.
- Does the model account for the channel (Referred to as the “spur canal” or “rim ditch”) along Burnt Store Village
  - Yes, this is included in the model and is at the increased level of model detail for the existing development areas.

**Notes from discussion with residents:**

- Testimonial from D. Servis
  - Reiterated existing drainage problems believed to be caused by new development and limited outfall capacity
  - Detailed drainage issues associated with Burnt Store Rim Ditch

- Responsibility of maintenance of swales should be Charlotte MSBU
- Burnt Store Village concerns have intensified in recent years.
  - Community is concerned about the stormwater management system, which outfalls to a “spur canal” bordering the southern and eastern border of the development not being adequate for current or buildout conditions.
  - Infrastructure at the corner of Zemel Rd & Burnt Store Road gets clogged up and causes issues.
  - Community is concerned that if improvements are made to Burnt Store Village it will negatively impact developments west of Burnt Store Road.
- Burnt Store Village has flooding along some of the roadways (including school bus stops)
  - Community concerned that swales were not reinstalled properly
- Woodland Estates
  - Impacted by inflow from rim ditch along Burnt Store Village
  - Channel flow along rim ditch is consistently clogged, poor maintenance
- Burnt Store Colony experiences flooding
- Community is concerned about inflow from east
  - Discharges to pond south of Burnt Store Village.
  - Excess flow and debris
- There is a new road going in connecting US-41 and Burnt Store Road and the community would like to know what impact that will have on drainage.
- Impact of storms and improvements on infrastructure and utilities
  - Lift stations, treatment plans, existing wet and dry utilities (fiber)
- Community is concerned with the retention ponds in Firelight. They are full and they are curious how much water they can take before they overtop the neighboring developments.
- New water treatment facility going in off Burnt Store Road and community would like to know the impact on neighboring communities.
- Burnt Store Village canal breaking from inflow from adjacent wetlands.
- Concerns about level of operation and maintenance in several locations

**Action Items – This Study:**

- Discuss findings of Community Survey and Feedback with County.
- Review model schematic and parameters based on Public Feedback
- Determine Calibration Event
- Evaluate Boundary-Stage Assumptions for Hog Branch and adjacent waterways and where they originate as it relates to the model and contributing flow.
  - Evaluate if this is outfalling to the pond off Burnt Store Road
- Evaluate improvements to ditch along perimeter of Burnt Store Village and Woodland Estates as potential project
- Discuss Developments to be considered for Future Conditions Model
  - New road connecting US-41 and Burnt Store Road
  - Additional Firelight area

- Water treatment facility off Burnt Store Road
- Design elevations for new developments

**Other Potential Action Items – Not Part of Current Study**

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