Brooks of Bonita Springs Community Development Districts I and II

April 26, 2024

To All Brooks Homeowners,

As we enter the rain and hurricane season here in SWFL, we thought it was appropriate to provide our residents with an overview of the Brook's Storm Water Management System. This network of facilities is critical to controlling the flow of ground water throughout the Brooks communities and avoiding the buildup of water during periods of extensive rainfall.

The Brooks stormwater management system is a complex system of inter-related parts consisting of one hundred fifty lakes (150) lakes, eleven wetlands areas, interconnecting pipes, fixed weirs, six outfall structures, a floway**,** and an emergency outfall which discharges into an open ditch that runs north and parallel to Three Oaks Parkway. The floway is a channel which meanders throughout the Brooks into which a large number of Brooks lakes discharge their storm water to provide flood protection for the residential areas.

The system is designed to ensure that stormwater and lawn and fairway irrigation water, which can contain contaminates, meet EPA water quality guidelines before being discharged into Estero Bay.

Stormwater contaminates come from impervious surfaces (roofs, driveways, walks, roadways, etc.) which flow into the lakes via the roadway gutters or lawns. In addition, Three Oaks Parkway and Coconut Road stormwater enters Copperleaf, Lighthouse Bay, Shadow Wood, and Spring Run lakes through storm drains along their respective roads. I-75 stormwater and the sheet flow from the watershed east of I-75 enters the Brooks floway on the east side of Copperleaf.

Fixed weirs, in association with the lakes, determine when lake water enters the floway. This normally occurs when the lake water height exceeds 14.0 feet above mean sea level—NGVD (National Geodetic Vertical Datum).

The Copperleaf floway connects to the Shadow Wood floway near Shadow Wood's East gatehouse on Three Oaks. The water flows through Shadow Wood and then under Three Oaks Park Way at Williams Road. The water exits Shadow Wood at the northern fixed weir along Via Coconut.

The Spring Run lakes discharge into the lake adjacent to The Commons Club which connects to a floway which carries the water to the southern fixed weir along Via Coconut. The water flows between Coconut Point Mall and Rapallo and under US 41 into the Half Way Creek Watershed Area and then into Estero Bay.

The lighthouse Bay lakes discharge in a retention lake located adjacent to Lighthouse Bay's southern boundary which is then conveyed through San Carlos Estates via an outfall gate.

A control outfall is also located near the intersection of Three Oaks Parkway and Williams Road. This outfall has a fixed weir and a control gate, and along with the two fixed weirs at Via Coconut, controls the overall water level within Copperleaf, Shadow Wood, and Spring Run. Under normal conditions, the control gate at Williams and Three Oaks is set at 13.6 feet NGVD (control elevation). When the Brooks Halfway Creek Extension water level is 13.8 feet NGVD (0.2 inches above the control elevation) and weather forecasts suggest rainfall exceeding 1.5" in any 24-hour period, the control outfall weir gate becomes an emergency outfall gate which is lowered to 12.0 feet NGVD. The emergency control outfall gate will be returned to 13.6 feet NGVD after the rain forecast falls below 1.5" in any 24-hours and the water level upstream is at or below 13.8 feet NGVD. When the Brooks Halfway Creek Extension is in the cone of an approaching tropical storm or hurricane within the next 7 days, the emergency outfall gate will remain open at 12.0 feet NGVD until the water level upstream returns to 12.5 feet NGVD and the water at Estero River South Branch Stage Recorder is at or below 12.0 feet NVGD.

When the control outfall's weir gate is lowered, excess water flows north and under the Villa Palmeras entrance into the South Branch of the Estero River. From there, the water flows west under Three Oaks Parkway and then northwest under Corkscrew Road and into the Estero River, and ultimately into Estero Bay.

While the water management system has performed as designed under extreme conditions in the past that exceed the system's design parameters, there is still a possibility that water could enter homes. As such, all Brooks owners should consider purchasing flood insurance.

Additional information regarding Florida water management systems can be found on the **CDD website**. An interactive map which shows the various elements of the Storm Water Management System discussed in this email is also available on the **CDD website**.

If you would like to provide input to all ten Supervisors representing both of your CDD's, you may email your input to **feedback@brookscdds.net**.

Thank you for your continued interest in the Districts' projects and activities.

Your Brooks of Bonita Springs CDD I & II Supervisors