# **EMERGENCY PREPAREDNESS PLAN**

FOR

# **INSPIRATION AT SOUTH POINTE**

OCTOBER 2021

**Prepared** for:

ZP 354 Fort Myers Goat Farm, LLC 111 Princess Street Wilmington, North Carolina 28401

Prepared by:



ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

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#### **Definitions**

<u>*Tropical Storm Watch:*</u> An announcement that sustained winds of 34 to 63 knots (39 to 73 mph) are *possible* within the specified area within 48 hours in association with a tropical, subtropical or post-tropical cyclone.

<u>*Tropical Storm Warning:*</u> An announcement that sustained winds of 34 to 63 knots (39 to 73 mph) are *expected* somewhere within the specified area within 36 hours in association with a tropical, subtropical or post-tropical cyclone.

<u>*Tropical Depression:*</u> A tropical cyclone in which the maximum sustained surface wind speed (using the U.S. I minute average) is 33kt (38 mph) or less.

<u>Tropical Storm</u>: A tropical cyclone in which maximum sustained surface wind speed (using the U.S. I-minute average) ranges from 34kt (39 mph) to 63kt (73 mph).

<u>Hurricane</u>: A warm-core non-frontal synoptic-scale cyclone, originating over tropical or subtropical waters, with organized deep convection and a closed surface wind circulation about a well-defined center. Once formed, a tropical cyclone is maintained by the extraction of heat energy from the ocean at high temperature and heat export at the low temperatures of the upper troposphere.

Hurricane wind speed is measured by the Saffir-Simpson Wind Scale, illustrated below:

Category of Hurricane	Sustained Winds(MPH)	Damage
1	74-95	Some damage
2	96-110	Extensive damage
3	111-129	Devastating damage
4	130-156	Catastrophic damage
5	>156	Catastrophic damage

<u>Land fall</u>: The intersection of the surface center of a tropical cyclone with a coastline. Because the strongest winds in a tropical cyclone are not located precisely at the center, it is possible for a cyclone's strongest winds to be experienced over land even if landfall does not occur.

"Glossary of NHC Terms". National Weather Service National Hurricane Center. Friday OJ-August 2014. [http.NOAA.gov]

### **Introduction**

Inspiration at South Pointe is a proposed residential/commercial development located in south Fort Myers at 8830/8910 College Parkway. This 13.35+/- acre project will consist of two commercial outparcels, three 4-story buildings containing 296 multi-family units and a 5,049+/- sf clubhouse

The proposed development is currently in the design and development phase, therefore does not have residents or an operating homeowner's association. Once completed, the development will have an association with management staff. The Plan will be updated with a list of employee names. address and phone numbers once the management company takes responsibility for the development.

### **Emergency Notification**

The emergency contact person during the development and construction phase will be:

Jeffrey L. Zimmer Manager ZP 354 Fort Myers Goat Farm, LLC 111 Princess Street Wilmington, North Carolina 28401 Phone: 910-294-8212 lowellzimmer@zdc.com

Property Manager during implementation of the Plan:

Jeffrey L. Zimmer Manager ZP 354 Fort Myers Goat Farm, LLC 111 Princess Street Wilmington, North Carolina 28401 Phone: 910-294-8212 Iowellzimmer@zdc.com

#### Property Owner:

Jeffrey L. Zimmer Manager ZP 354 Fort Myers Goat Farm, LLC 111 Princess Street Wilmington, North Carolina 28401 Phone: 910-294-8212 lowellzimmer@zdc.com

The emergency preparedness plan will be reviewed and updated annually, (if necessary) by the original approval date by the homeowners' association and property management company. A copy of the Plan will be provided to all residents along with other similar preparedness materials in order to provide current information on hurricane awareness, shelter locations and evacuation routes. Hurricane brochures will also be available to the residents upon request. The management company will notify all owners in the event of a hurricane. All residents will be required to provide the management company with a telephone number. The resident will be contacted either by phone, in person or on community bulletin boards and told that a hurricane is threatening. The management company will provide information on hurricane shelters and evacuation routes, however it will be the residents decision whether or not to evacuate the premises. Through these sources, the residents will be informed on emergency information and the emergency preparedness plan.

It shall be the responsibility of each resident to secure or arrange to have secured their personal property to protect them from hurricane or storm damage. However, this does not preclude the management company from taking action without the prior approval of a tenant who is not present to secure the tenant's personal property (including loose items on a balcony or porch, etc.), in order to minimize damage to the property of others or to the common area buildings and improvements.

#### Hazard Analysis

Inspiration at South Pointe, like all of Florida's coastal communities, can be vulnerable to hurricanes and other severe weather. Other hazards that could threaten this and similar communities are tornadoes, flooding from rainfall, fires and hazardous material incidents.

#### Hurricanes and Flooding

### Flood Zone

The proposed project is located in Zone X (Exhibit C -FIRM Flood Insurance Rate Map attached. Zone X is labeled as "other flood areas", areas of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

#### Severe Weather

Thunderstorms and lightning are very common in southwest Florida. Tornadoes are occasionally associated with these storms, this area is not normally susceptible to the major tornadoes found in the Midwest and plains states.

While most do not consider living in southwest Florida a cold weather threat, periodically cold fronts and their associated periods may cause damage to vegetable and citrus crops.

#### Hazardous Materials

Transportation incidents involving hazardous materials are one of the most likely scenarios for a hazardous material emergency. The closest major transportation artery to the site is College Parkway to US 41.

#### Wild fires

Rainfall in southwest Florida during the winter months is considerably less than during the summer, resulting in dry vegetation throughout southwest Florida. Thus, during the winter months a wildfire potential may exist because of dry, combustible vegetation.

### Hurricane Preparedness and Protective Actions

#### Evacuation Zone

The proposed project is located within "Evacuation Zone A" as outlined on the Lee County Evacuation Zone and Public Shelter Map (Exhibit E). These zones are established to safely evacuate residents of Lee County by order beginning with the most vulnerable areas.

Mr. Jeffrey L. Zimmer of ZP 354 Fort Myers Goat Farm, LLC or appointee will be in charge of emergency actions during the design and development phase of the site. The property management company and homeowners' association will address emergency actions post construction.

While the site is under construction, storm preparation activities will be the responsibility of the contractors and sub-contractors working on the site. If a storm is threatening Lee County, contractors will be required to secure their materials on-site to prevent damage from wind-blown construction materials.

Staying informed about the weather will be each resident's own responsibility, the property management company will develop a checklist that will identify methods of informing tenants of preparedness activities and notifying tenants of impending tropical storms or hurricanes. Hurricane preparedness information will be distributed to new residents and will be made available at the Management Office. Each resident will be responsible for ensuring that his or her own property is secured.

#### <u>Resident Preparedness Plan</u>

#### Hurricanes and Tropical Storms

Each tropical storm and hurricane possess unique characteristics. Officials evaluate the circumstances for each storm before deciding whether or not to make evacuation recommendations for communities in our area. Residents living in Lee County's coastal and river areas are more likely to have to evacuate in an impending storm than the inland residents because of their proximity to the Gulf of Mexico the and/or Caloosahatchee River their low elevations. Residents of Inspiration at South Pointe may be asked to evacuate during a landfalling tropical storm or hurricane. An existing hurricane of Category Two or higher may prompt an evacuation recommendation.

Each resident should have a hurricane preparedness plan. This plan should include preparedness steps they will take if sheltering at home, and preparedness steps they will take if **asked** to evacuate.

The first step in the development of a preparedness plan is to know the vulnerability of the residence. Each resident should know and understand the hurricane protective features of their home. Are hurricane shutters installed or available? What is the first floor elevation of the home? Recently constructed homes should withstand wind speeds of 120 miles per hour per the Florida Building Code. Once the protective features are known, a plan can be formulated for protective actions.

It is recommended that each year at the beginning of hurricane season, tenants put together a hurricane kit. This kit should, at a minim.um, contain the following items:

- Flashlight and batteries
- Drinking water for 72 hours

- Canned and non-perishable food for 72 hours
- Manual can opener
- Infant food and supplies if applicable
- Special medications and medical supplies if applicable
- Pet supplies

The kit can be used whether the tenants is sheltering at home or evacuating.

#### Sheltering During a Storm

Hazards associated with tropical storms and hurricanes include high winds, flooding from rain and storm surge, and tornadoes. As a storm approaches, residents should ensure that their hurricane kit is fully stocked. All home preparation and evacuation activities, such as installing hurricane shutters, and

storing lawn and patio furniture should be completed before the expected arrival of tropical storm force winds.

Residents should listen to the television or radio to determine the storm's progress and keep informed about official recommendations and activities. Possible options the preparedness plan can include:

- 1. Sheltering at home.
- 2. Staying with a friend or relative in a safer area.
- 3. Relocating out of the area.
- 4. Sheltering in a public shelter or hotel.

If evacuating, residents should keep in mind that travel time during an evacuation can double or even triple due to large volumes of traffic. Therefore, it is suggested that residents leave as early as possible if they plan to evacuate.

#### Return and Recovery

Once a storm has passed, authorities will begin assessing damage. Emergency officials will issue a statement declaring it safe to return home. Make sure you have identification that shows your local address, so that you can enter your community. Use caution when you do go home and begin cleaning up.

If your residence has been damaged, document the damage and make emergency repairs that are safe for you to handle. Report damages to the property management office. Residents should rely on professionals to make repairs.

Stay clear of fallen power lines. Wait to clean your yard until crews have finished restoring power to your area. Contact the management office if you suspect damage to your home's electrical system or if there has been flooding or water damage to your unit.

Lee County Emergency Management have detailed instructions on proper clean-up methods if your home has received damages.

### **Protective Actions for Other Hazards**

### Severe Weather other than Hurricanes and Tropical Storms

The primary hazards that thunderstorms bring are lightning and hail. Florida has more lightning strikes than any other state. The best method of protecting yourself from lightning is to stay indoors during thunderstorms. Other tips include:

- Do not use the telephone
- Tum off the television and unplug it
- If the power goes out, tum off the switches to avoid damage from possible power surges when the power comes back on
- Do not shower or bathe during a storm
- If driving, use caution. Visibility can be poor and braking can be hazardous.

Hail occurs infrequently here, but it does sometimes surprise us. Protect your automobile and other vehicles by moving them to the garage or covering them with thick blankets.

### Hazardous Material Protective Measures

Hazardous substances or chemicals are present everywhere in today's society. Many are transported along our roadways to and from manufacturing facilities, water and sewer plants, gasoline stations and other locations. While rare, accidents do occur occasionally. Actions that may need to be taken if a hazardous material emergency occurs include:

### Shelter In Place

- Protect yourself inside a building.
- Close doors and windows
- Tum off ventilation systems
- Listen to radio or television for instructions

### Evacuate

- Stay calm
- Listen to emergency personnel or television or radio for instructions
- Pack a change of clothing and other necessities such as special medications, baby supplies, driver's licenses or other identification, and checkbook and credit cards.

- Tum off ventilation systems and household appliances (except for refrigerator/freezer)
- Traffic may be heavy, so use only one automobile.
- Keep car windows and air vents closed until out of the area to be evacuated.
- If students must leave their schools, teachers and other adults will take them to a designated place or shelter. You will be given instructions on where to pick up your children
- Avoid using your telephone if possible.

### Protect Your Breathing

If you are told to protect your breathing, cover your nose and mouth with a damp handkerchief or other cloth. Fold the cloth over several times.

Close the windows and doors and tum off heating/cooling or ventilation systems.

#### <u>Wild fires</u>

If threatened by a wildfire, preventive measures that can be taken include:

- Place combustible items such as outdoor furniture inside.
- Close all windows and doors.
- Close venetian blinds and heavy drapes.
- Move flammable furniture away from windows.

Routine maintenance should include:

- Keep firewood and vegetation away from structures and wooded areas.
- Clear leaves, pine needles and other dead vegetation off your roof and away from your house.
- Have an evacuation plan with an escape route and a meeting place. Do not forget to plan for your pets.

### Disclaimer Statement

This document is for informational purposes only. Johnson Engineering, Inc. takes no responsibility for any harm or damage caused by any indirect use or abuse of this plan. Johnson Engineering, Inc. makes no warranties as part of this document and that all information included in the document is accurate as the date the document was prepared.

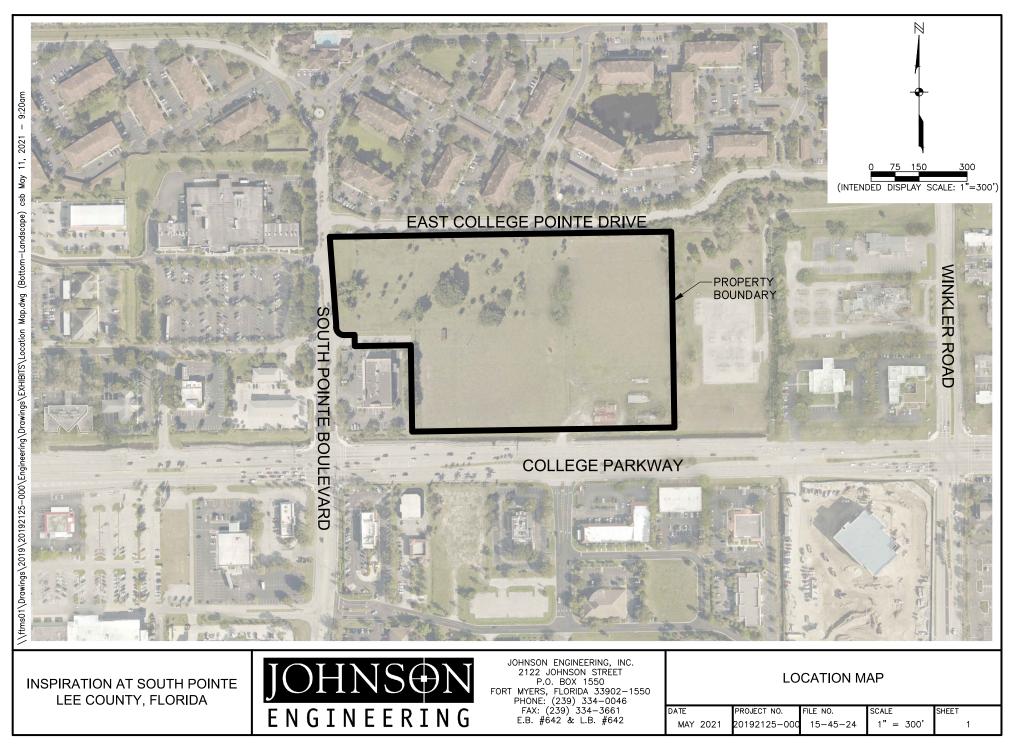
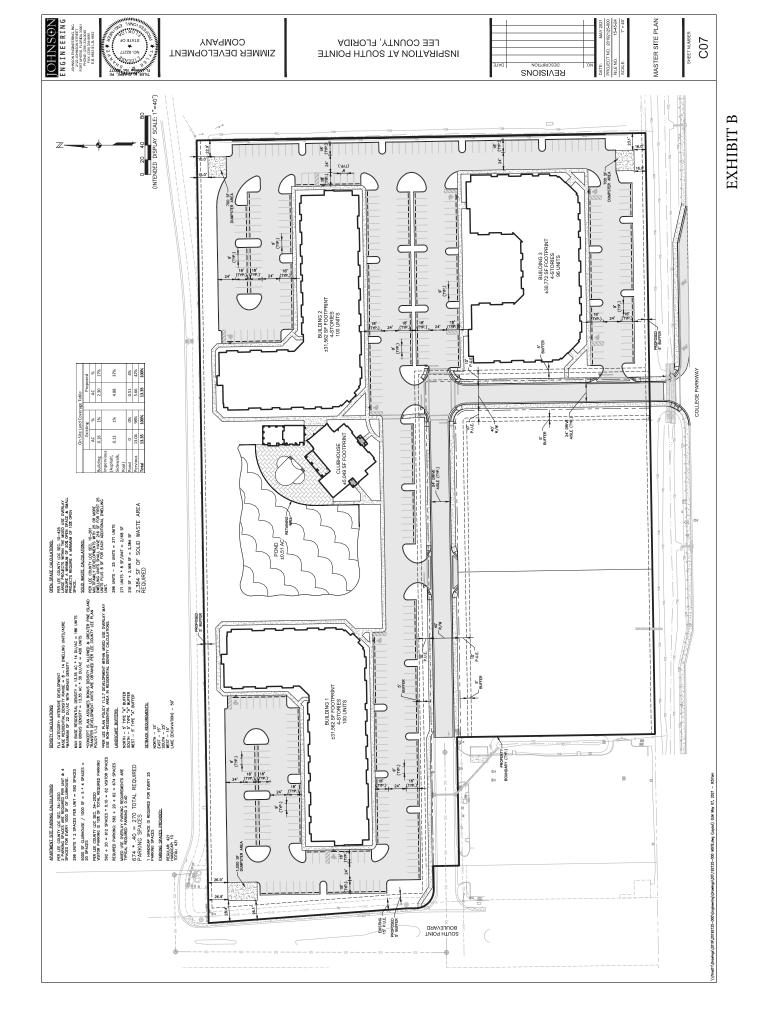


EXHIBIT A



# NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Florida State Plane west zone (FIPSZONE 902). The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <u>http://www.ngs.noaa.gov</u> or contact the National Geodetic Survey at the following address:

NGS Information Services NOAA, N/NGS12 National Geodetic Survey SSMC-3, #9202 1315 East-West Highway Silver Spring, Maryland 20910-3282 (301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <u>http://www.ngs.noaa.gov.</u>

**Base map** information shown on this FIRM was provided in digital format by the Lee County GIS Department. The road centerline information was constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1998 and updated using orthophotography dated 2002 and 2005. The surface water features were also constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1998.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to confirm to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <u>http://www.msc.fema.gov</u>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at <u>http://www.fema.gov.</u>

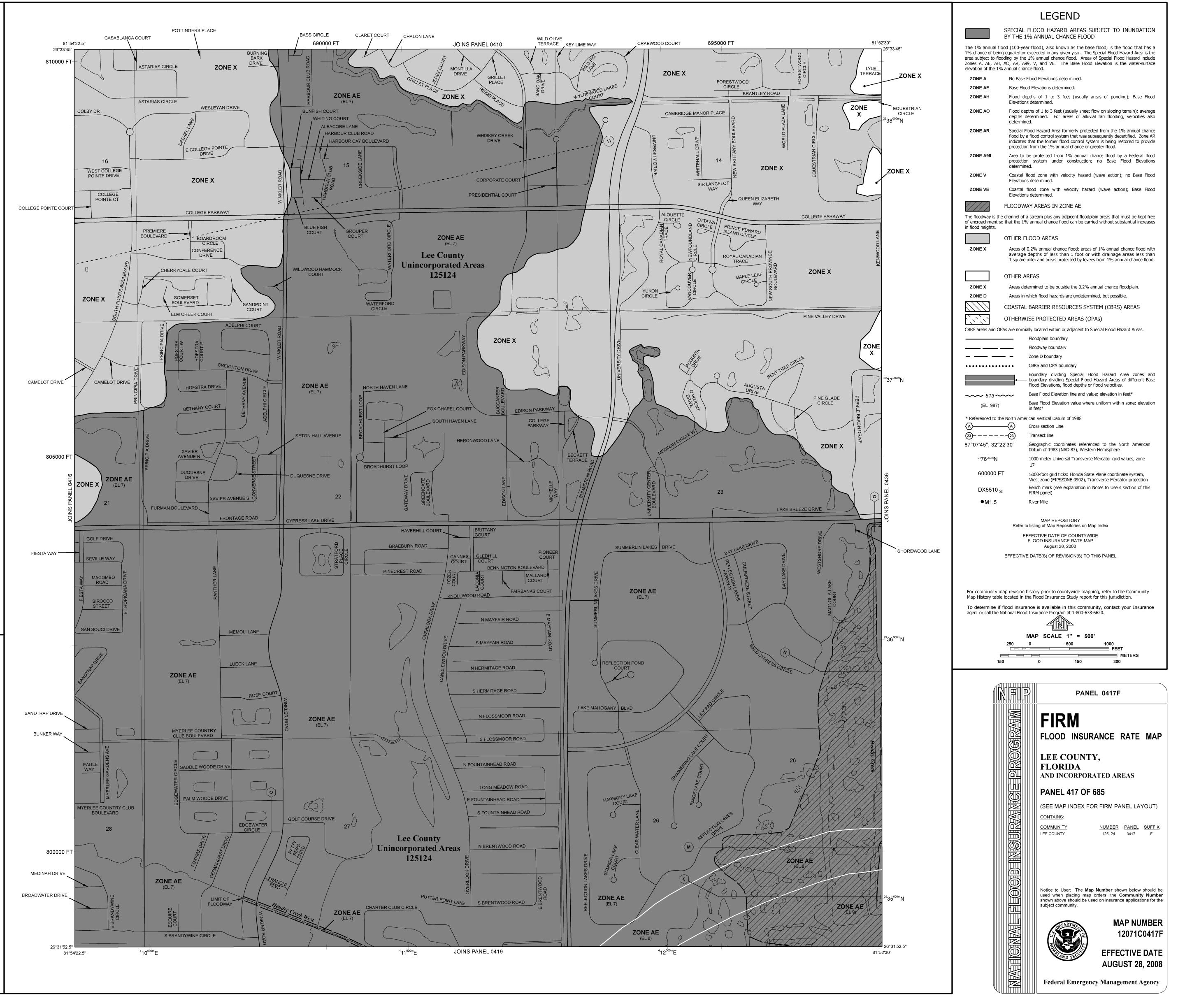
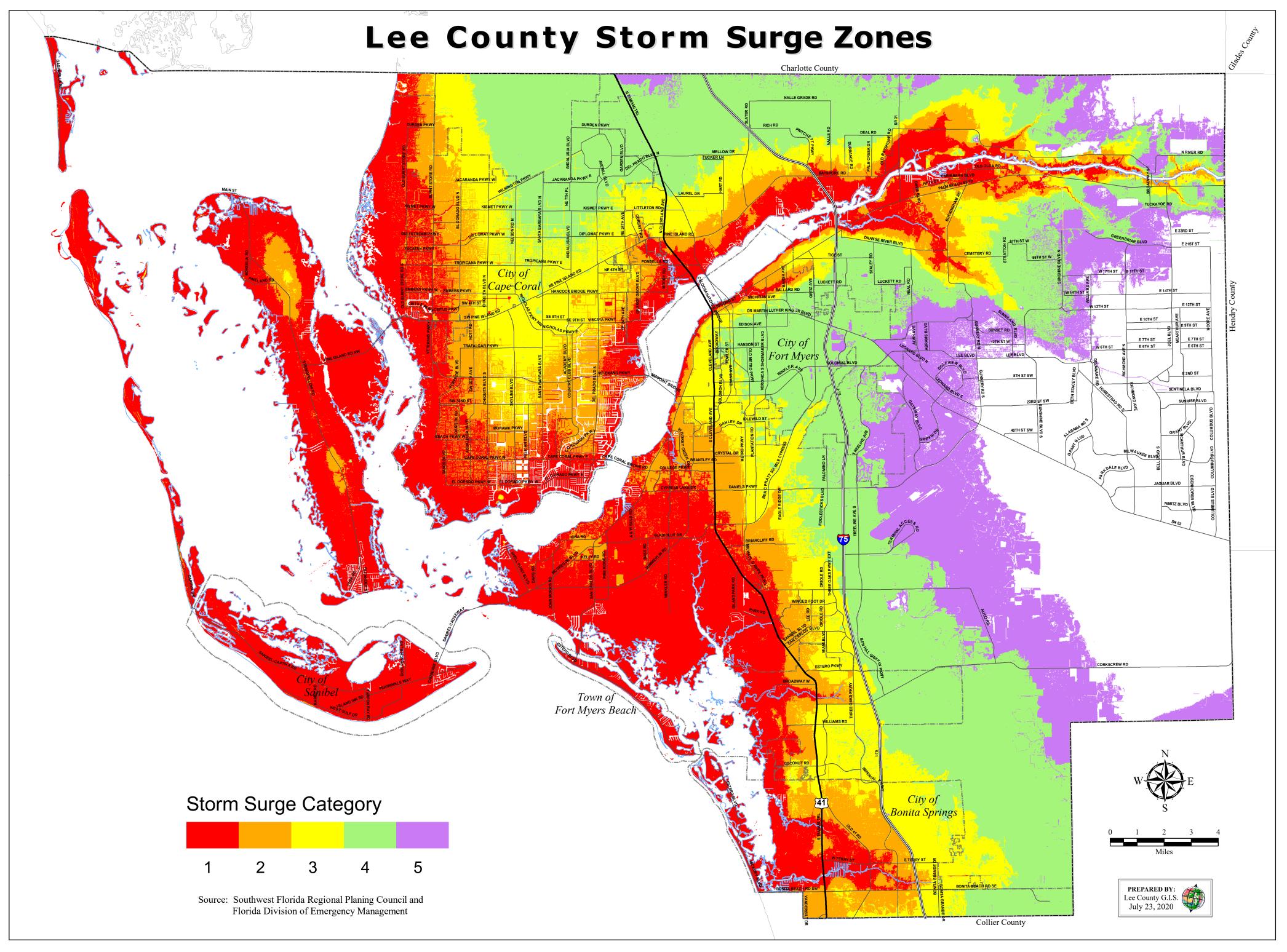


EXHIBIT C



# **EMERGENCY PUBLIC SHELTERS**

# **Bonita Springs**

1. Bonita Springs YMCA – 27200 Kent Rd

# <u>Cape Coral</u>

**2**. Island Coast High School – 2125 DeNavarra Pkwy

# <u>Estero</u>

- **3**. Estero Recreation Center 9200 Corkscrew Palm Blvd
- **4**. Hertz Arena 11000 Everblades Pkwy

# Fort Myers

- 5. Dunbar High School 3800 Edison Ave
- 6. South Fort Myers High School 14020 Plantation Blvd
- 7. Treeline Elementary School 10900 Treeline Ave

# Lehigh Acres

- 8. East Lee County High School 715 Thomas-Sherwin Ave
- 9. Harns Marsh Elementary School 1800 Unice Ave N
- **10**. Harns Marsh Middle School 1820 Unice Ave N
- **11**. Mirror Lakes Elementary School 525 Charwood Ave
- **12.** Tortuga Preserve Elementary School 1711 Gunnery Rd
- 13. Varsity Lakes Middle School 801 Gunnery Rd
- **14**. Veterans Park Recreation Center 49 Homestead Rd

# **North Fort Myers**

- **15**. North Fort Myers Academy of the Arts 1856 Arts Way
- **16**. North Fort Myers Recreation Center 2000 N Recreation Park Way

# <u>San Carlos</u>

17. Alico Arena – 12181 FGCU Lake Pkwy

# <u>Tice</u>

- 18. Manatee Elementary School 5301 Tice St
- **19**. Oak Hammock Middle School 5321 Tice St

**\*\*Be Advised:** <u>NOT</u> all shelters will be open for every event. The opening of shelters is dependent upon the nature of each specific event.

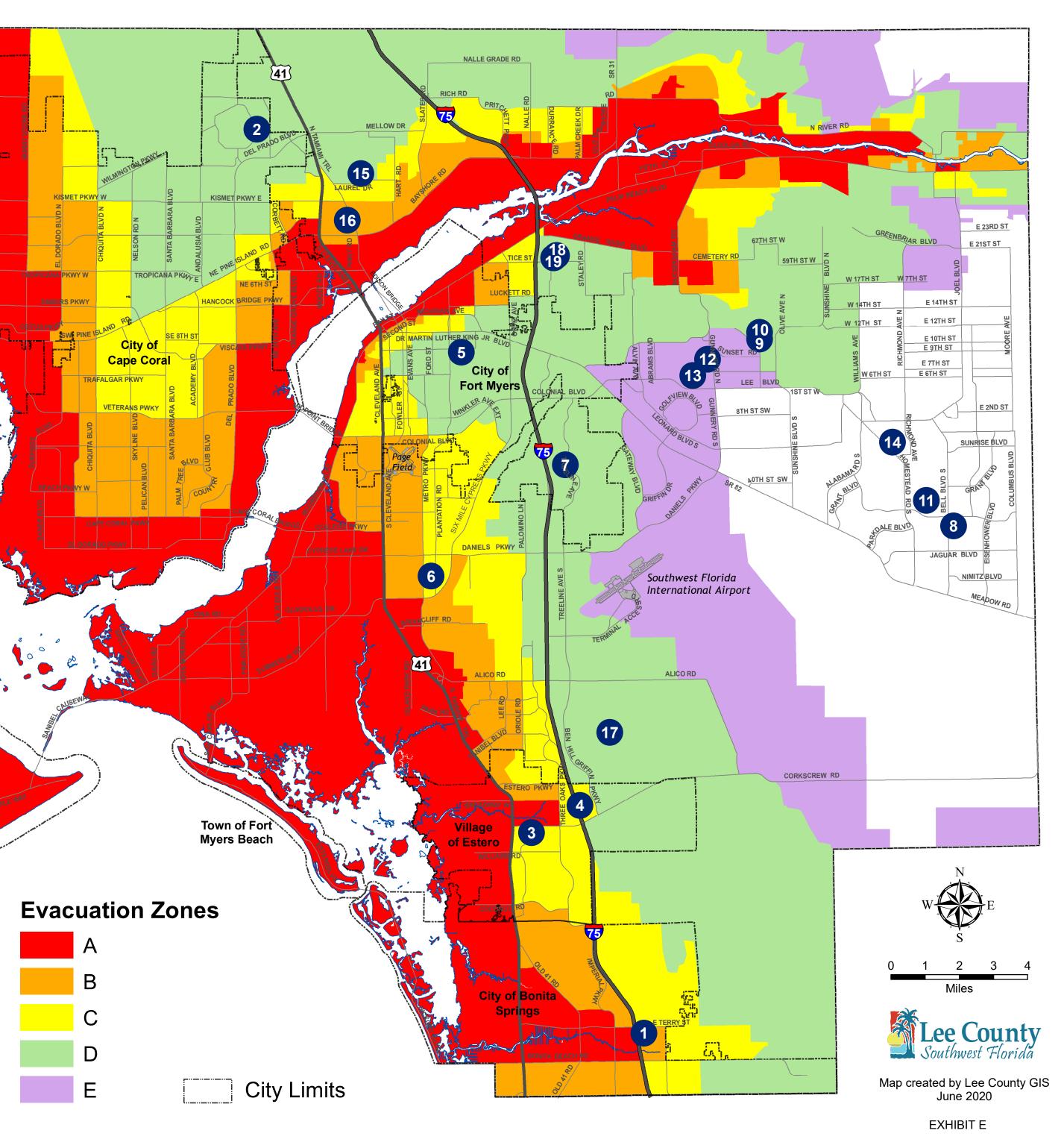
**Please Note:** Pet-friendly sheltering will be available; announcements will be made at the time.

# Know Your Evacuation Zone:

Visit our website <u>www.LeeEOC.com</u> to find out what zone you are in.

- 1. Click on "Know My Evacuation Zone" in the navigation bar
- 2. Click the Find My Evacuation Zone link
- 3. Enter your address in the search bar

# **2020 Evacuation Zones and Public Shelters**



# **EXHIBIT F**

# **Emergency Telephone Numbers**

Name	Business	Emergency
Lee County Sheriff	239-477-1000	911
Lee County Emergency Management	239-533-0622	911
Iona McGregor Fire District	239-433-0660	911
Service Vendors (community common areas): American Red Cross – Lee County Chapter The Salvation Army – Fort Myers Lee County Health Department Lee County Animal Services	239-278-3401 239-278-1551 239-332-9501 239-533-7387	239-278-3401 239-278-1551 239-332-9501 239-533-9234
Utility Companies Electric – FP&L Water – Lee County Utilities Sewer – Lee County Utilities	239-415-1326 239-533-8181 239-533-8181	

# **Public Shelters**

### Bonita Springs YMCA

27200 Kent Road Bonita Springs, FL 34135 Directions Not Open at this Time

### Dunbar High School

3800 Edison Avenue Fort Myers, FL 33916 Directions Not Open at this Time

# East Lee County High School

715 Thomas Sherwin Ave. Lehigh Acres, FL 33974 Directions Not Open at this Time

### Estero Recreation Center

9200 Corkscrew Palms Blvd. Estero, FL 33928 Directions Not Open at this Time

EXHIBIT G

# Florida Gulf Coast University Alico Arena

12181 FGCU Lake Pkwy E Fort Myers, FL 33913 Directions Not Open at this Time

Gateway High School

13820 Griffin Dr. Fort Myers, FL 33913 Directions Not Open at this Time

### Harns Marsh Elementary

1800 Unice Avenue N. Lehigh Acres, FL 33971 Directions Not Open at this Time

### Harns Marsh Middle School

1820 Unice Avenue N. Lehigh Acres, FL 33971 Directions Not Open at this Time

Hertz Arena

11000 Everblades Parkway Estero, FL 33928 Directions Not Open at this Time

# Island Coast High School

2125 DeNavarra Pkwy. Cape Coral, FL 33909 Directions Not Open at this Time

# **Manatee Elementary**

5301 Tice Street Fort Myers, FL 33905 Directions Not Open at this Time

# Mirror Lakes Elementary School

525 Charwood Avenue S. Lehigh Acres, FL 33936 Directions Not Open at this Time

# N. Fort Myers Academy of the Arts

1856 Arts Way North Fort Myers, FL 33917 Directions Not Open at this Time

### North Fort Myers Recreation Center

2000 N. Recreation Park Way North Fort Myers, FL 33903 Directions Not Open at this Time

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# Oak Hammock Middle School

5321 Tice Street Fort Myers, FL 33905 Directions Not Open at this Time

### South Fort Myers High School

14020 Plantation Road Fort Myers, FL 33912 Directions Not Open at this Time

### Tortuga Preserve Elementary

1711 Gunnery Road N. Lehigh Acres, FL 33971 Directions Not Open at this Time

### **Treeline Elementary School**

10900 Treeline Ave. Fort Myers, FL 33913 Directions Not Open at this Time

Varsity Lakes Middle School

801 Gunnery Road North Lehigh Acres, FL 33971 Directions Not Open at this Time

Veterans Park Recreation Center

49 Homestead Road S. Lehigh Acres, FL 33936 Directions Not Open at this Time

# EXHIBIT H

# **Roster of Community Residents for Emergency Contact**

\*\*To be developed once homes have been occupied