

APPENDIX INDEX Volume(s) 1-4

Exhibit	Document	Vol #: Page #
A	Signed Resolution July 25, 2023	Vol 1
B	Additional Signed Resolution October 3, 2023	Vol 1
C	PFOS in US Ambient Surface Waters September 1, 2022	Vol 1
D	PFAS in Wastewater Research April 21, 2022	Vol 1
E	Access PFAS Site Checklist January 19, 2025	Vol 1
F	PFAS Effluent Lawsuit June 4, 2025	Vol 1
G	PFAS removal from wastewater technology April 21, 2024	Vol 1
H	Limnological report Sanibel Lakes, Dr. Serge Thomas	Vol 2
I	Heron's Landing SCCF Report Card	Vol 2
J	2023 Heron's Landing Flyer	Vol 2

K	2024 Heron's Landing Working Document	Vol 2
L	Visualization PFAS Test Results Map 2024	Vol 2
M	Enthalpy Final Report PFAS	Vol 2
N	FOX News Hurricane Ian Sanibel lakes, Thomas	Vol 2
O	Planning Commission Meeting Minutes July 25, 2023	Vol 3
P	Site Plans Coastal Creek stamped February 18, 2022	Vol 3
Q	Drainage Plan stamped November 2021	Vol 3
R	Stormwater Management Plan stamped June 28, 2022	Vol 3
S	Floodplain Management in Florida 2017	Vol 3
T	Email Ellis FDEP May 20, 2024	Vol 4
U	Email Haynes Sanibel November 14, 2024	Vol 4
V	Email Dendinger September 25, 2025	Vol 4
W	Integra Environmental and Water Services	Vol 4
X	Public Submission Planning & Zoning Hearing, March 24, 2026	Vol 4

Y	Parcel Tax and Property Information, access Leepa 2024	Vol 4
Z	Real Estate Video Stills, August 21, 2026	Vol 4
AA	Planning Commission Public Submission Marsha Ellis	Vol 5
BB	City of Sanibel Planning Commission Resolution 26-10 (signed), March 24, 2026	Vol 5

Site # ERIC_18352, concern PFAS testing

1 message

Marsha Ellis <marshaellis22@gmail.com>

Mon, May 20, 2024 at 9:07 AM

To: johnr.sego@floridadep.gov

Dear John,

I contacted you earlier this Spring (2024) by phone with public concerns for legacy contaminants at the Former Sanibel Bayous WWTP, Site # ERIC_18352. In that conversation I relayed public concerns as shared with me and that I have reviewed in written record, for the testing methodology executed by RMA --- such as putting the testing groundwater well in an area that did correlate with a known cache of nutrients verified by a spike (nitrogen and phosphorus), "commercial" v. "residential" remediation standard differences, cumulative impacts of contaminants and cumulative health impacts, i.e. carcinogens, as well as leaching. At that time I shared concern for future "dewatering" with inadequate provision i.e. self-certification or sub-contracting, that may occur in the future to accomodate pools indicated on the plans (pool decks) for 6 homes at future development "Coastal Creek", and the subsequent moving around of the sub-surface contaminant cache in the "dewatering" process. These advocacy efforts have been openly shared with parties of interest.

These concerns for legacy contaminants persist, as well as heightened concerns for disclosure of property defect given suspected contamination --- remaining unresolved and a subject of community controversy and anxiety.

Given the reasonable likelihood of highly transmissible PFAS legacy contaminants correlating with known cache of legacy nutrients, i.e. nitrogen, phosphorus and "relative" metals spike, aligning with the footprint of the former plant, FDEP testing of the site is MORE than warranted. FDEP has indicated that the department "wants to locate and document" PFAS contaminated sites and this absolutely should be done on Sanibel Island at the former WWTP with haste. This is a 3 acre site and PROPER OUTCOME is entirely achievable. Neighboring homeowners are rightly concerned---even considering acquiring the property to enable it to be properly remediated to protect their interests, including concerns for floc in Heron's Landing Lake and wildlife habitat impairments encompassing health, life and safety given bioaccumulation.

Biosolids resulting from WWTP operations, as visible in the accompanying forwarded email of PFAS contaminant-source, are certainly equal in magnitude --- if not exceeding concerns attributed to landfills and other sources currently under FDEP investigation.

My husband, Dr. Serge Thomas at FGCU's Water School, has monitored several impaired island lakes since before 2016, issuing a report for Sanibel in 2016 identifying Heron's Landing lake in particular as "alarmingly anoxic" with notable salinity when compared to the other impaired lakes Sanibel Island. Heron's Landing Lake has greater interaction with other water bodies than most with greater implications. It was the contamination and shutting down of Bowman's Beach that first instigated the discommission of the WWTP when it was found to be point-source of the pollution. Serge has remained committed to these lakes and studied impacts from Hurricane Ian for one-year post storm, including impacts to Heron's Landing Lake. He has sought and is seeking novel remediation to improve the health of the lake through grant/funding proposal(s) --- including possible use of bentonite --- for scientific and public benefit.

As you will read in the email copied below, there have been several instances of PFAS concerns in the community following the science-informed "reasonable likelihoods. PFAS contamination if being verified by testing, most notably at the C & D landfill (Gulf Coast), through Phase II real estate disclosure of a property sought for purchase by Lee County. PFAS contamination in the "generalized" wastewater stream and accumulating biosolids is known and verified. PFAS quantities, through cursory research re:wastewater streams and biosolids, were comparably HIGHER in the period of time the former WWTP was in operation.

Testing and remediation to appropriate "residential" industry standards for Site # ERIC_18352 is ENTIRELY achievable given that it is 3 acres. This site has been subject of scientific interest, study and monitoring for a considerable time to address the conditions of the lake. This is especially important given historical intersect with public health (Bowman's Beach) demonstrating contamination pattern and robust public engagement of the surrounding property owners.

Please address and redress the concerns of the public. Minimizing or dismissing their legitimate concerns harms the public trust. Given the small-scale and high profile of this property, an opportunity to properly TEST and REMEDIATE the 3 acres and must be acted on in a timely manner in the public interests and in the interest of science to inform policy and action.

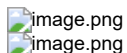
Sincerely,
Marsha Ellis
(239)822-7826

----- Forwarded message -----

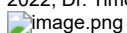
From: **Marsha Ellis** <marshaellis22@gmail.com>
Date: Mon, May 13, 2024 at 8:23 AM
Subject: Re: MAY 24 DCEH 113 - R - PFAS test for private well
To: P. Whitehead <pbackos@hotmail.com>, <Michael.Berry@flhealth.gov>

Dear Michael,

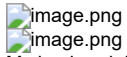
I have been working with Patty on the issue of PFAS is well water here in Lee County. I also use well water. We understand the priority based on reasonable likelihood informed by scientific research and testing. Our concerns arise after reading the Site Environmental Report for the parcel next to the Gulfcoast Landfill (C & D) that yielded high PFAS results see below. Also included is a map of section of Lehigh Acres with DSS wells. I have reported the exceedances to the DOH, SFWMD, researchers and Lee County:



PFAS are also suspected at the former Wastewater Plant on Sanibel Island next to Heron's Landing due to large nutrient spike at the site which needs to be tested and remediated to remove the suspected cache of contaminants before the Coastal Creek development (6 new houses) makes addressing the problem more difficult and perpetuates a liability for community. The site#ERIC_18352 is the reference. My concerns reference research as presented at the Hinkley Center for Solid and Hazardous Waste Management (UF), PFAS in Municipal Public Works Waste Streams Kickoff Meeting Technical Advisory Group Meeting August 16th, 2022, Dr. Timothy Townsend's slide demonstrates PFAS sources in municipal waste. Most notable, these sources include biosolids.



PFAS contamination in wastewater generated biosolids applied to crops in Maine were verified 100% of the time and the concern of the residents regarding PFAS left behind at the wastewater site is warranted. A suit originating in Texas to address wastewater derived biosolid use has been filed as explained in this article <https://nationalaglawcenter.org/farmers-file-suit-over-pfas-contamination/>.



My husband, Dr. Thomas at FGCU has been involved in monitoring, studying and seeking to remediate the Heron's Landing stormwater lake since before 2016. The pond is highly impaired --- both a hazardous nuisance for the existing homeowners and habitat for the wildlife they cherish. The highly suspected cache of legacy PFAS (based on reasonable likelihood) is an environmental factor that must be tested to enable community and scientific action --- to protect the interests of the neighbors on Osprey Ct. and environment. Many partners want to support a positive outcome in addressing how we deal with, and not run away from, legacy PFAS.

Please give me some guidance as to whom I can coordinate with to this end.

Sincerely,
Marsha Ellis
(239)822-7826

On Sun, May 12, 2024 at 11:14 AM P. Whitehead <pbackos@hotmail.com> wrote:

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From: Berry, Michael S <Michael.Berry@flhealth.gov>
Sent: Sunday, May 12, 2024 10:04:18 AM
To: pbackos@hotmail.com <pbackos@hotmail.com>
Subject: RE: MAY 24 DCEH 113 - R - PFAS test for private well

Good morning

We understand your concerns about per- and polyfluoroalkyl substances (PFAS). These chemicals are not found in nature and are only found in response to human activities. Our Well Surveillance program works with the Department of Environmental Protection (DEP) to sample private drinking water wells in areas of known or suspected human-caused contamination. Given our limited resources, we can only search in areas where we have a reasonable expectation that PFAS are in the groundwater. Common sources of PFAS are fire training centers, airports, industrial sites manufacturing oil- and water-resistant materials and landfills.

That said, the DEP is actively searching for sites contaminated with PFAS. This includes investigations at fire training centers, drycleaning and other industrial sites. We work with the DEP to sample wells in the area if contamination is found. You can find more information on their web site here: <https://floridadep.gov/waste/waste-cleanup/content/dep%E2%80%99s-efforts-address-pfas-environment>.

If you are not using your well for drinking or you do not currently qualify for our Well Surveillance program sampling, you can choose to have your well sampled by a state-certified private laboratory. I have attached a list of labs that are certified to sample drinking water for PFAS. Please be aware that not every lab on the list will suit your needs. You may need to call several to find the right one for you.

I hope this helps. If I can be of further assistance, please don't hesitate to contact me.

Regards,

Mike

Michael Berry, R.S., Natural Sciences Manager • Florida Department of Health • Division of Disease Control and Health Protection • Bureau of Environmental Public Health

4052 Bald Cypress Way, Bin A08 • Tallahassee, FL 32399-1710 • 850-901-6486 • cell 850-274-6601 • fax 850-487-0864

Our Mission: To protect, promote & improve the health of all people in Florida through integrated state, county, & community efforts.

Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Sally Haynes <revsal@gmail.com>

Sent: Thursday, November 14, 2024 11:57 AM

To: sancouncil@mysanibel.com; richard.johnson@mysanibel.com; craig.chandler@mysanibel.com; dana.souza@mysanibel.com; john.henshaw@mysanibel.com

Cc: Doug Stimmel <dwstimme@gmail.com>; Debbie Small <debbie.small@nashvillelaw.net>; Heron's Landing HOA Board <hlboard33957@gmail.com>

Subject: Piles of contaminated dirt at Coastal Creek

Mayor, City Council, and Staff, I'm writing to follow up on my emails of October 21 and November 7, and also my futile attempt to speak to the City Council on November 14.* My most pressing concern is

sophospmartbannerend

Mayor, City Council, and Staff,

I'm writing to follow up on my emails of October 21 and November 7, and also my futile attempt to speak to the City Council on November 14.*

My most pressing concern is that I am still looking at 2 massive piles of admittedly contaminated sand/soil at the Coastal Creek construction site, while another storm is bearing down on us. (My neighbors and I have already booked hotel rooms, because we know how rapidly our homes flood.) Once again, contaminants from these piles, originating from the decommissioned City wastewater facility, will flow onto our property and into our lower levels. My health and my safety, along with the health and safety of my family and neighbors, will once again be at risk.

Excavators have been working at that site since early in the year. My expectation was that the City of Sanibel would monitor the work to insure that the conditions of the October 23, 2023 agreement were met, especially since the City is fully aware of the previous history of that site. Instead, as far as I can tell, City staff only began looking closely once I began asking questions.

I implore you once again to direct City personnel to monitor this site closely. I know that staff, even as excellent as they may be, are spread thin. However, this construction site should be of particular focus, since it is the largest subdivision built on Sanibel in recent years and is on a site that the City is aware is contaminated.

As you recall, the Heron's Lake neighbors expressed concern throughout the permitting process. When we spoke at the Planning Commission, one commissioner told us that we

had “sour grapes” for not purchasing the property ourselves. Another commissioner told us that our yards were the problem for pollutants for the lake, and that we ought to watch ourselves. (It’s in the transcript.) Since then, Dana Dettmar has inspected our backyards twice. I’m making an observation, not a complaint, since we have an agreement with the City along these lines. However, you can understand why I am so troubled to have Osprey Court yards inspected twice in a time period when, as far as I can tell, the entire Coastal Creek development has been inspected minimally, if at all.

Please do anything in your power to get those dirt piles removed before Tropical Storm/Hurricane Sara arrives next week, so that they won’t wash into my home. Please monitor this site more closely, including discovering whether they have actually abided by the terms related to remove contaminated soil that they disturb. And please help me understand that Coastal Creek is being made to live up to their agreement with the City in the same way that my neighbors and I have been.

Respectfully but also with great concern,

Sally Haynes

* On November 12, I was present for over 3.5 hours of the City Council meeting, having changed one appointment to be there. I couldn’t change my noon volunteer commitment in a classroom at Heights Elementary, so I had to leave for a bit. In spite of coming back again for another hour, I didn’t receive 3 minutes to speak. But that’s a topic for another time.





Marsha Ellis <marshaellis22@gmail.com>

Coastal Creek

Gayle Dendinger <GayleD@caplogistics.com>
To: Marsha Ellis <marshaellis22@gmail.com>

Thu, Sep 25, 2025 at 11:14 AM

Dear Sanibel Councilmembers and Staff,

I am unable to attend tonight's meeting and give public comment opposing Item 8. (a.) as I am a part-time resident and was not given written notice about changes that would allow the Administrative Approval of Plats, but am strongly in opposition to adopting this item. I am in agreement with public testimony given at the hearing tonight opposing this item including written evidence submitted at tonight's meeting and all evidence previously submitted by residents, Staff and others associated with this case regarding the Coastal Creek Development and the legacy and history of the Sanibel Bayous Wastewater plant.

I am opposed to adopting Item 8 that is *procedurally* in conflict with Conditions of the Coastal Creek approval.

I also agree with the *substantive* testimony and evidence presented by the public opposing Item 8 and given in public comment about the accountability of the Coastal Creek development. This includes combined and emerging contaminant impacts on the failing health of Heron's Landing Lake and broader aquatic environment that remain unaddressed and are unresolved in the Coastal Creek approval.

Our residence borders Heron's Landing lake in Heron Landing community. Given no notice I was unable to book a flight and travel to Sanibel as I would have. I am concerned for the health of my family, future neighbors and visitors to Sanibel from exposures to nuisance algal blooms and contaminants, like PFAS and metal that bioaccumulate.

Please protect our island, our citizens, and the reason why people come to Sanibel.

Thank you for your help in this matter.

Gayle Dendinger

303-829-8385

INTEGRA ENVIRONMENTAL AND WATER SERVICES

Florida Administrative Code 62-302.531 Numeric Interpretations of Narrative Nutrient Criteria

The narrative water quality criteria for nutrients in paragraphs 62-302.530 (47) (a) and (b) applies to all Class I, Class II, and Class III waters.

Although there is no numeric interpretation, a narrative for nutrients is as follows:

- Parameter (a), (b) nutrients: “The discharge of nutrients shall continue to be limited as needed to prevent violations of other standards contained in this chapter. Man-induced nutrient enrichment (total nitrogen or total phosphorus) shall be considered degradation in relation to the provisions of Rules 62-302.300, 62-302.700, and 62-4.242, F.A.C.”

“In no case shall nutrient concentrations of a body of water be altered so as to cause an imbalance in natural populations of aquatic flora or fauna.”

Absent a numeric interpretation, site specific numeric interpretations are established as follows:

For lakes, the applicable numeric interpretations of the narrative nutrient criterion in paragraph 62-302.530 (47)(b), F.A.C. for chlorophyll *a* are shown in the table below. The applicable interpretations for Total Nitrogen and Total Phosphorus will vary on an annual basis, depending on the availability of chlorophyll *a* data and the concentrations of nutrients and chlorophyll *a* in the lake, as described below. If there are insufficient data to calculate the annual geometric mean chlorophyll *a* for a given year **or** the annual geometric mean chlorophyll *a* exceeds the values in the table below for the lake type, then the applicable numeric interpretation for Total Nitrogen and Total Phosphorus shall be the minimum values in the table below:

Long Term Geometric Mean Lake Color and Alkalinity	Annual Geometric Mean Chlorophyll <i>a</i>	Minimum calculated numeric interpretation		Maximum calculated numeric interpretation	
		Annual Geometric Mean Total Phosphorus	Annual Geometric Mean Total Nitrogen	Annual Geometric Mean Total Phosphorus	Annual Geometric Mean Total Nitrogen
≥ 40 Platinum Cobalt Units	20 µg/L	0.05 mg/L	1.27 mg/L	0.16 mg/L ¹	2.23 mg/L
≤ 40 Platinum Cobalt Units and ≥ 20 mg/L CaCO ₃	20 µg/L	0.03 mg/L	1.05 mg/L	0.09 mg/L	1.91 mg/L
≤ 40 Platinum Cobalt Units and ≤ 20 mg/L CaCO ₃	6 µg/L	0.01 mg/L	0.51 mg/L	0.03 mg/L	0.93 mg/L

¹ For lakes with color ≥ 40 PCU in the West Central Nutrient Watershed Region, the maximum TP limit shall be the 0.49 mg/L TP streams threshold for the region.

c. For the purpose of subparagraph 62-302.531(2)(b)1., F.A.C., color shall be assessed as true color and shall be free from

turbidity. Lake color and alkalinity shall be the long-term geometric mean of all of the data for the period of record, based on a minimum of ten data points over at least three years with at least one data point in each year. If insufficient alkalinity data are available, long-term geometric mean specific conductance values of all of the data for the period of record shall be used, with a value of ≤ 100 micromhos/cm used to estimate the 20 mg/L CaCO₃ alkalinity concentration until such time that alkalinity data are available. Long-term geometric mean specific conductance shall be based on a minimum of ten data points over at least three years with at least one data point in each year.

So, for lakes with color ≥ 40 PCU in the **Peninsular Nutrient Watershed Region (this Region includes Lee County and the Subject Site)**, the maximum Total Phosphorus limit shall be the 0.12 mg/L and the maximum Total Nitrogen limit shall be 1.54 mg/L. See the below Table for the nutrient thresholds set forth:

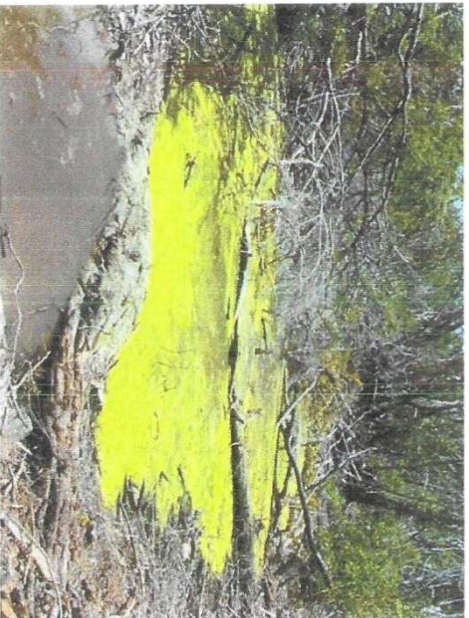
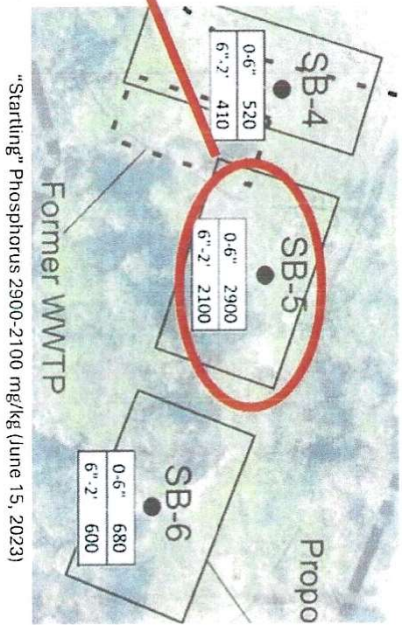
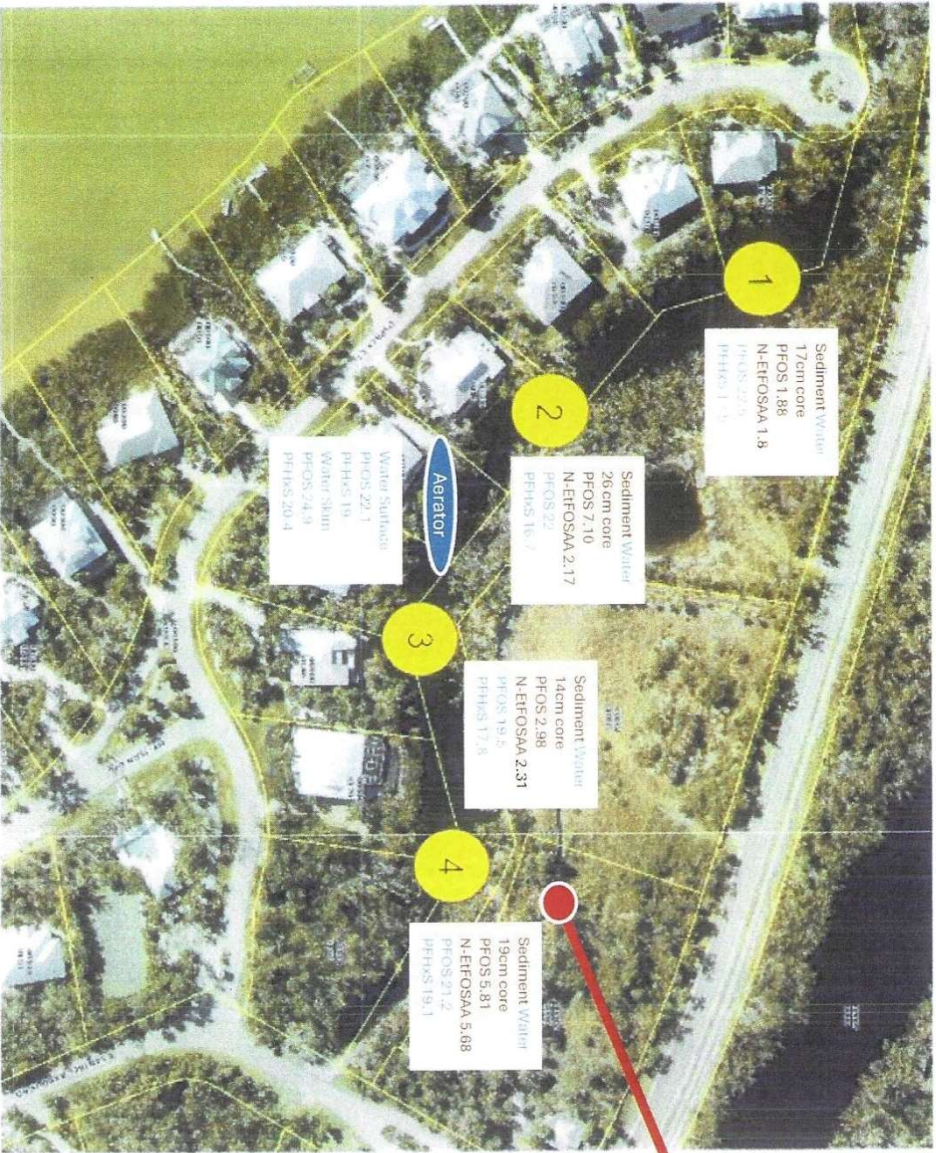
Nutrient Watershed Region	Total Phosphorus Nutrient Threshold¹	Total Nitrogen Nutrient Threshold¹
Panhandle West	0.06 mg/L	0.67 mg/L
Panhandle East	0.18 mg/L	1.03 mg/L
North Central	0.30 mg/L	1.87 mg/L
Peninsular	0.12 mg/L	1.54 mg/L
West Central	0.49 mg/L	1.65 mg/L
South Florida	No numeric nutrient threshold. The narrative criterion in paragraph 62-302.530(47)(b), F.A.C., applies.	No numeric nutrient threshold. The narrative criterion in paragraph 62-302.530(47)(b), F.A.C., applies.

¹These values are annual geometric mean concentrations not to be exceeded more than once in any three calendar year period.

These are the water quality results for surface water samples collected and reported by the SCCF on July 3, 2017 (Eutrophication Study):

Parameter	Lake Location HL01	Lake Location HL02	Lake Location HL03
Total Phosphorus (mg/L)	4.37	4.43	4.64
Total Nitrogen (mg/L)	8.78	8.14	8.06
Chlorophyll <i>a</i> (ug/L)	332	361	346

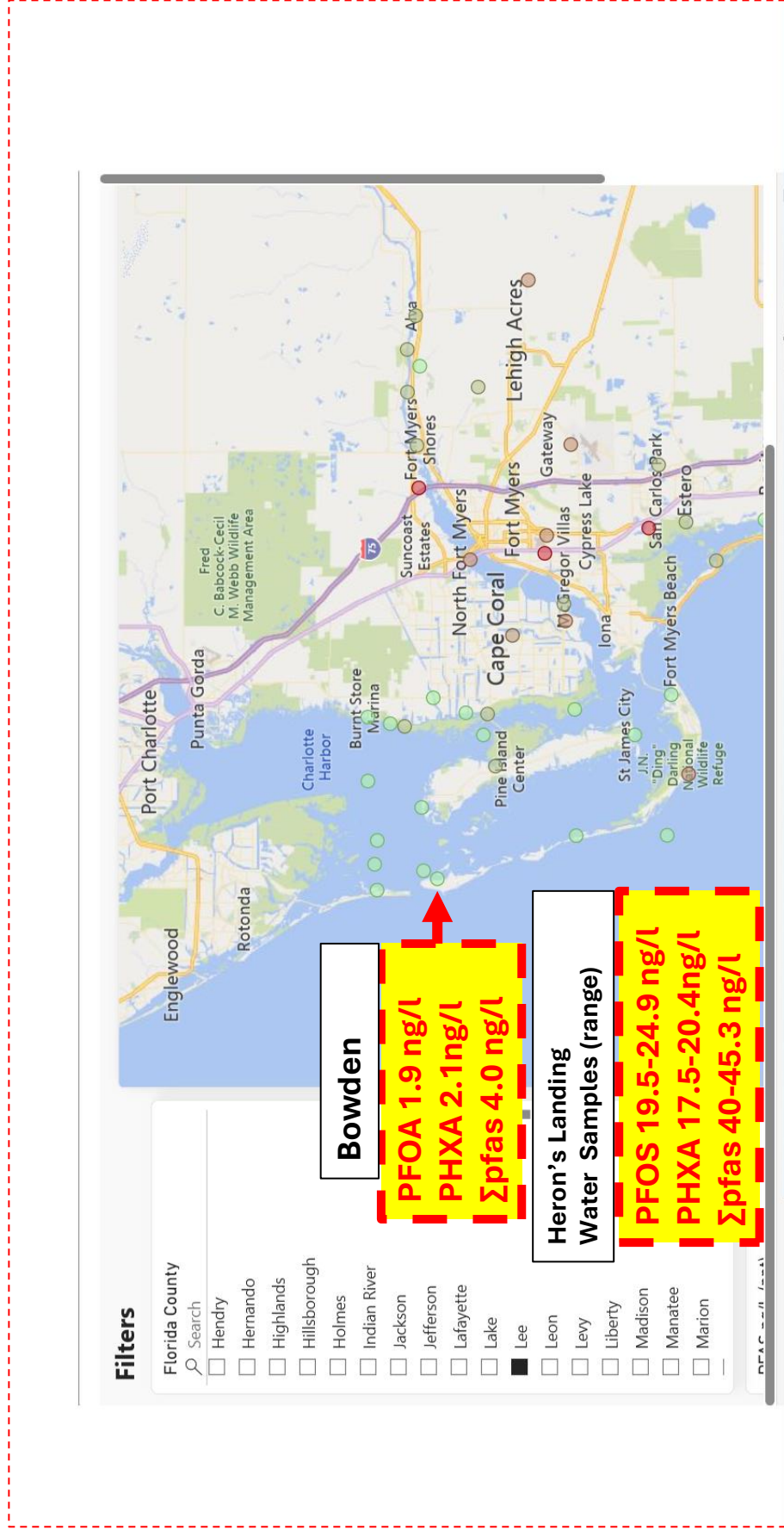
Although collected one time, the site-specific results would seem to indicate that at these levels, the thresholds would be highly exceeded.



Photograph Heron's Landing Lake (June 28, 2023)

PFAS Sampling (July 17, 2024), EPA 1633 - Aqueous & Solid (units ng/l)

<https://www.bowdenlaboratory.com/florida-surface-water.html>



<https://www.bowdenlaboratory.com/florida-surface-water.html>

Table 3. PFAS Concentration (ng/L) by Florida County^a

Florida county	no of samples	max Σ PFAS (ng/L)	mean Σ PFAS (ng/L)	standard deviation Σ PFAS (ng/L)	median Σ PFAS (ng/L)	no. unique PFAS ^b	Florida county	no of samples	max Σ PFAS (ng/L)	mean Σ PFAS (ng/L)	standard deviation Σ PFAS (ng/L)	median Σ PFAS (ng/L)	no. unique PFAS ^b
Alachua	80	411	56	74	49	19	Lee	50	141	32	29	22	21
Baker	10	NA	NA	NA	NA	4	Leon	21	42	10	11	5	14
Bay	41	279	16	49	4	15	Levy	16	NA	NA	NA	NA	4
Bradford	4	32	20	10	20	8	Liberty	3	19	11	8	11	9
Brevard	88	239	50	41	51	17	Madison	5	9	5	5	5	9
Broward	63	3048	71	385	16	19	Manatee	43	101	21	24	10	12
Calhoun	6	15	6	6	2	9	Marion	29	40	12	11	11	14
Charlotte	49	152	15	23	9	12	Martin	41	25	8	6	5	8
Citrus	35	15	15	15	15	4	Miami-Dade	104	86	24	21	18	17
Clay	18	141	46	43	29	14	Monroe	95	226	15	29	8	23
Collier	98	88	14	18	6	15	Nassau	42	90	16	22	4	15
Columbia	14	170	26	45	13	16	Okaloosa	49	185	31	42	12	18
DeSoto	8	29	22	7	22	9	Okeechobee	12	21	12	4	14	6

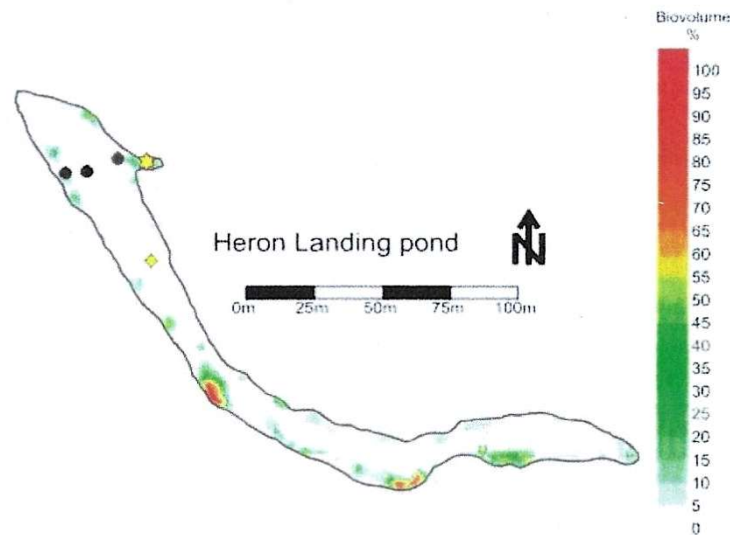


Figure 14 SAV cover in Heron Landing pond

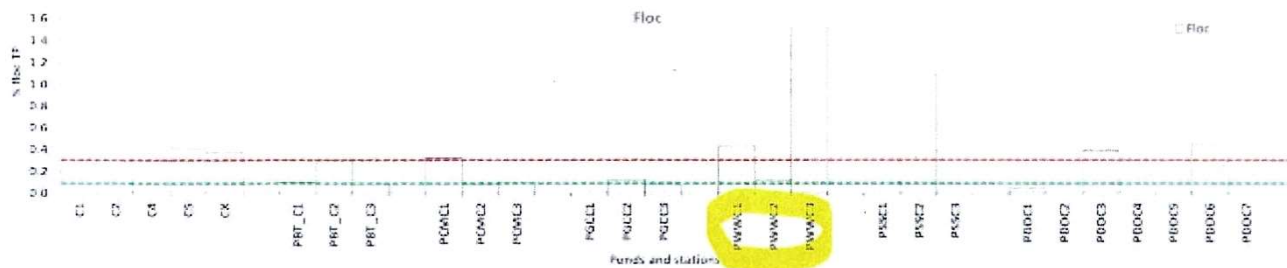


Figure 28. TP content in the floe (2% TP equates to 20,000ug/g). The red dotted line refers to the average TP content in the floe of golf course ponds in Pelican Landing development. The green dotted line refers to the most pristine ponds (abutting a Preserve) in the same development.

v. Heron landing pond

The water column is being destratified in Heron Landing pond since the temperature curve represents mixing occurring between the epi and hypolimnion. **DO are alarming low and typical of anoxia.** pH is typical of brackish and saline water which agrees with the specific conductance. Specific conductance is also lower on the surface than in deeper water and shows a weak halo/pycnocline which is being destroyed. ORP is very negative showing a very reducing environment in par with the anoxia observed. **Water clarity is very poor** as PAR profiles prove very challenging as light would attenuate too quickly. Particulates other than phytoplankton and likely heterotrophic bacteria and other particulates attenuate light in the water column.

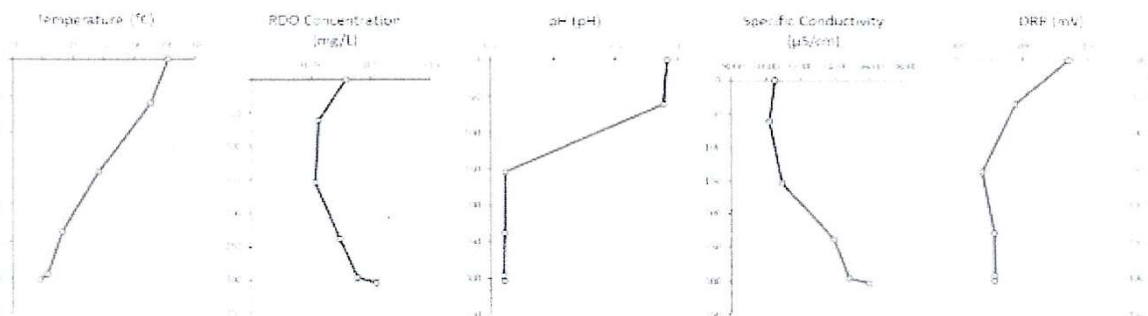
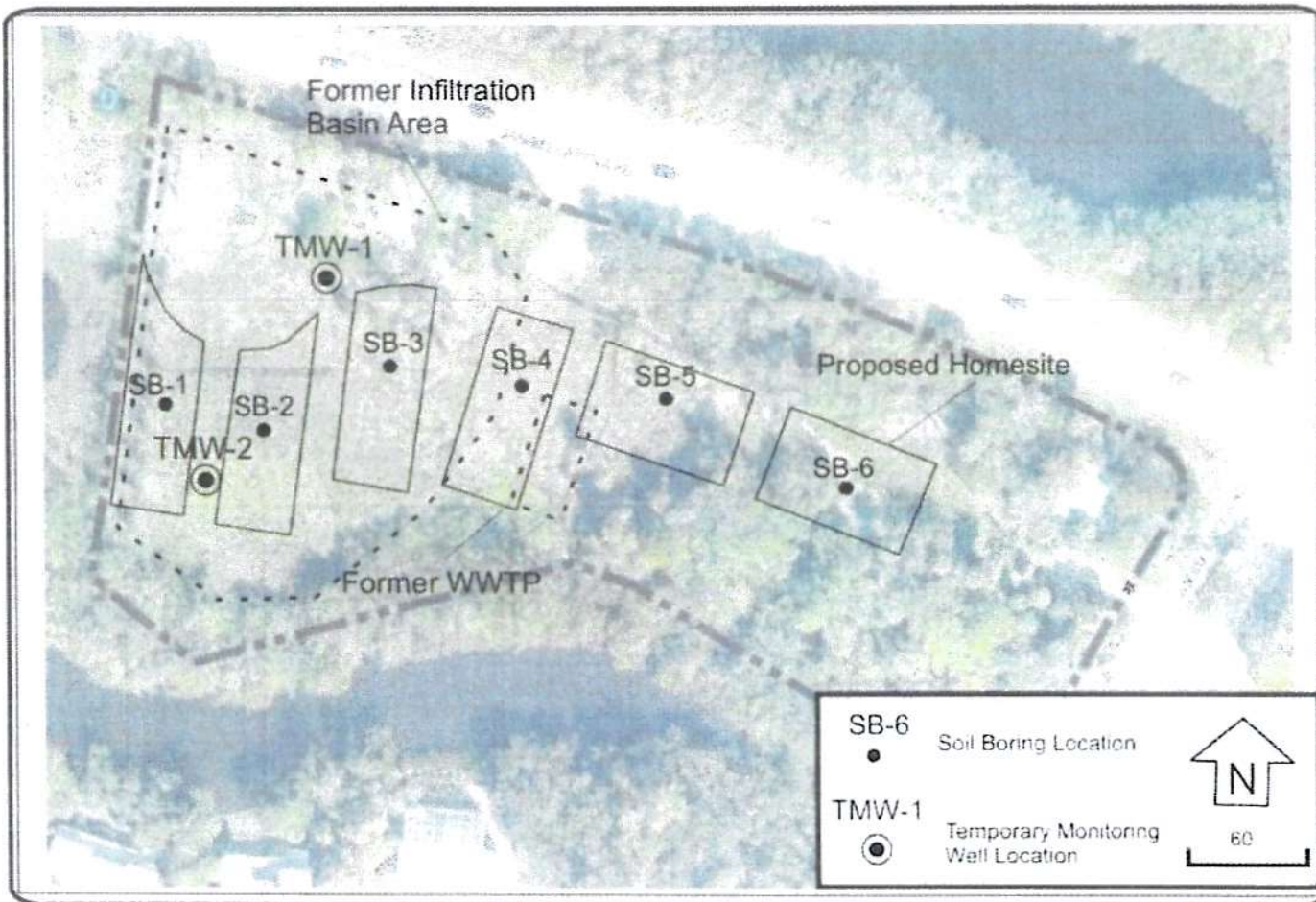
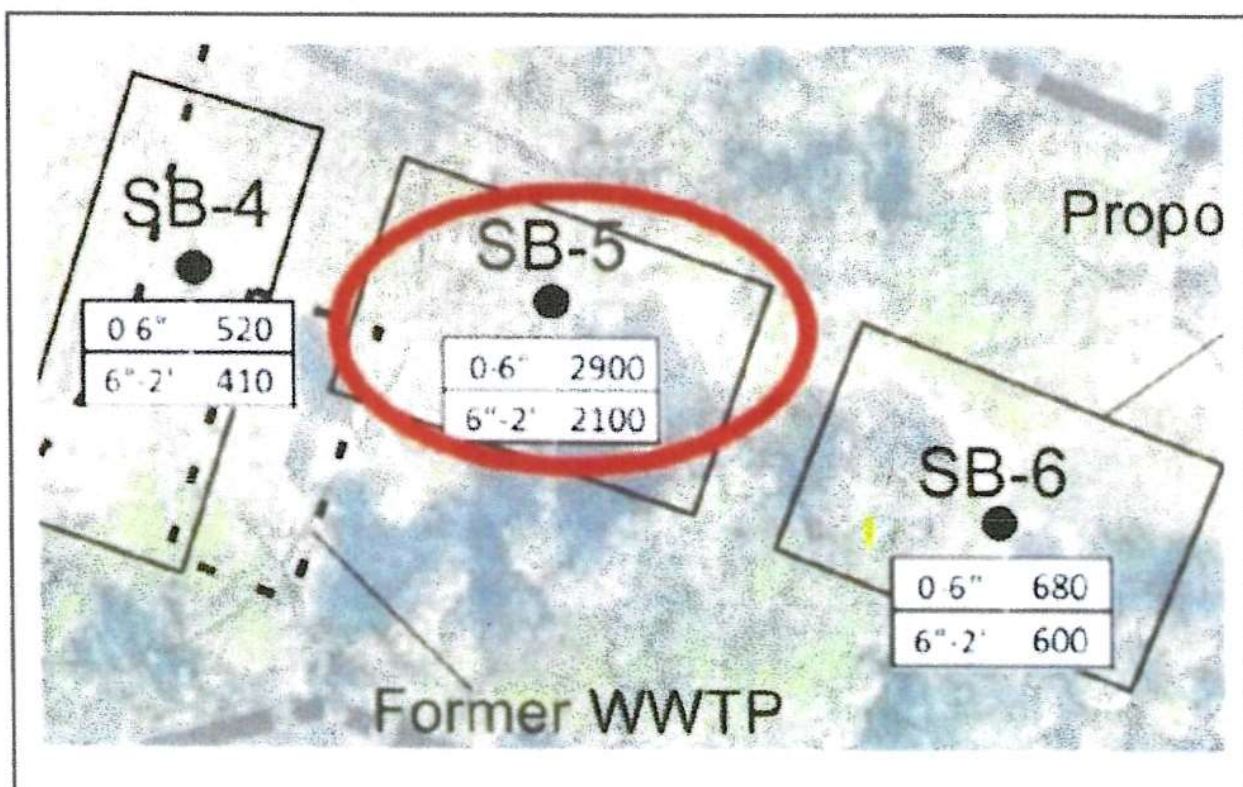


Figure 23. From left to right, water column profiles of temperature, DO, pH, specific conductance and ORP in Heron Landing pond



RMA GeoLogic Consultants, Inc.	PROJECT NAME Coastal Creek, 5301 Sanibel Captiva Rd, Lee County, FL	DATE 3/1/2023
	PROJECT NUMBER 23-416	

FIGURE 1 - Site Map Showing Former WWTP & Infiltration Basin, Future Homesites, and Soil and Groundwater Sample Locations





For canal reporting on Sanibel Island, please visit Sanibel Clean Canals



2023 Ranking of Concern

2
out of 23

Map data ©2025

Water Quality Grade 2023

F

[View All Rankings](#)

[Sanibel Communities for Clean Water](#) > Communities

Heron's Landing

26.47001, -82.15974



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[Share on Twitter](#)

[Report Algae Blooms/Fish Kills](#)

Have you implemented some best management practices here?

[Let us know!](#)

Data Summary

Nutrients	2018	2020	2022	2023
IN	0.028	0.409	0.112	0.86
TN	3.42	2.51	11.1	2.88
OP	2.97	1.845	0.622	0.49
TP	3.02	1.89	0.75	0.48
Chl- <i>a</i>	14.5	91	36.35	199.5
TSI	99.6	98.2	93.4	88
Salinity	14.5	18.5	9.55	26.1
DO	2.8	2.4	3.35	3.4



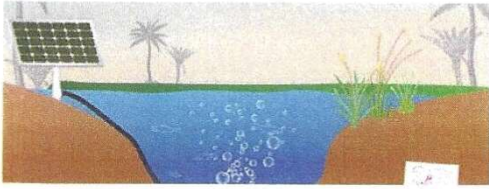
For canal reporting on Sanibel Island, please visit Sanibel Clean Canals

concerned) to 84 (least concerned).

Recommendations

Alerts 0 new

Activity Tracker



Aeration

Aeration prevents stratification, the separation of the water column into distinct layers, of dissolved oxygen. (continue reading)



Floating Treatment Wetlands (FTWs)

A FTW is essentially a floating mat upon which plants grown hydroponically uptake excess nutrients via their root system. (continue reading)



Lake-Friendly Landscaping/Gardening

Properly planned landscapes and gardens can greatly reduce impacts to water quality (continue reading)



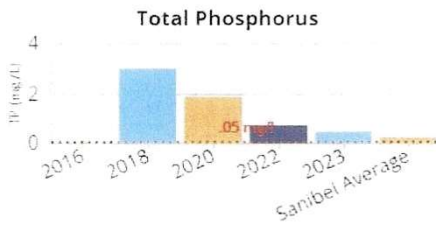
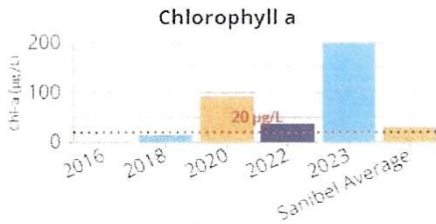
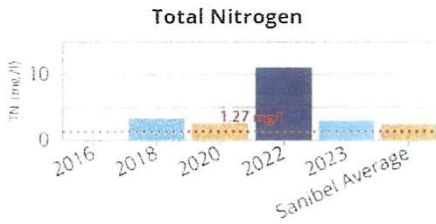
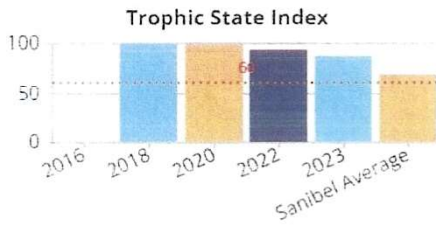
Mechanical Removal of Algae and Aquatic Pest Plants



Runoff Control

Homeowners should implement features that have the ability to deflect or slow roof and pavement runoff. (continue reading)

..... = State Criteria: measurements above this line suggest impairment to the waterbody



Historical Data

Rankings

2023 Ranking: 2





For canal reporting on Sanibel Island, please visit: [Sanibel Clean Canals](#)

2016 Ranking: NR

Water Quality Grade

2023 Grade: F

2022 Grade: F

2020 Grade: F

2018 Grade: F

2016 Grade: NR

Most Impaired - Top 5

- 1 Sanibel Island Golf Course: Reclaimed Water Pond
- 2 Pond Apple Park: Sniptey Trail
- 3 Sanibel Bayous: Buck Key Road
- 4 Pond Apple Park: Reuse Pond
- 5 Heron's Landing

Least Impaired - Top 5

- 84 Sanibel Lake Estates
- 83 Beach Road Villas
- 82 Twin Ponds (or Rancobe Way)
- 81 Periwinkle Place
- 80 Pontiana Circle



NEWS & VIEWS

Potentially dangerous levels of ‘forever chemicals’ found across Tampa Bay region

Researchers documented levels of PFAS that far exceed the EPA recommendations in Tampa Bay’s water, fish and sediments.

by **Vicki Parsons** and **Bay Soundings**
February 6, 2026



Credit: Michael O'Keene / Shutterstock

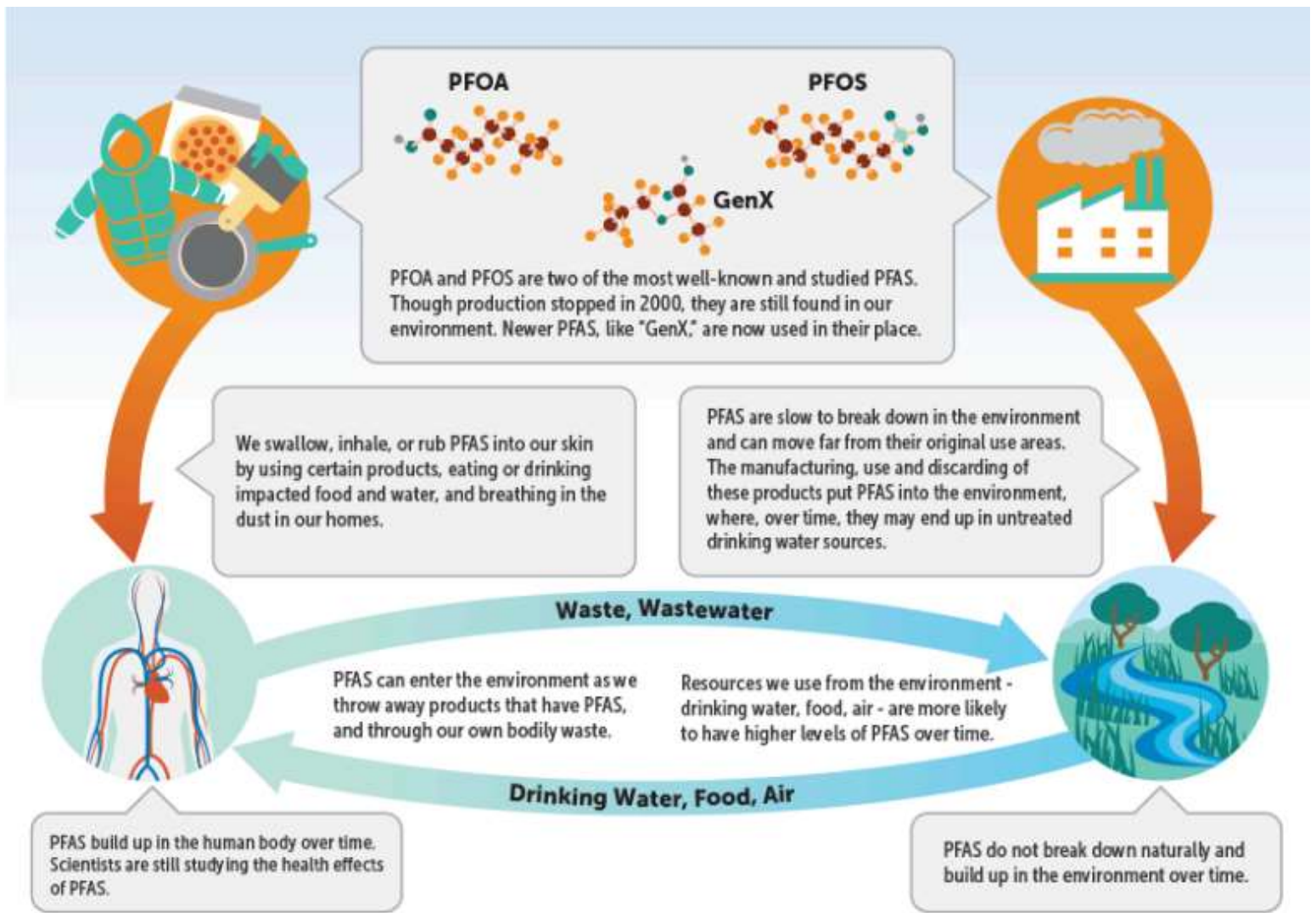
Advertisement

Like DDT when it was first introduced in the 1930s, PFAS were originally considered miracle products. They made fire-fighting foam more effective, prevented food from sticking to cookware, enabled water- and stain-resistant fabrics and carpets, and extended the wear time of lipstick and mascara. But like DDT, researchers are uncovering the dangers of PFAS long after they were unleashed in the world.

PFAS, formally known as per- and polyfluoroalkyl substances, have extraordinarily strong bonds so they're dubbed "forever chemicals." They're found nearly everywhere – from drinking water, dust and dairy products to fire-fighting foam, fish and food packaging. Researchers have linked them to a wide variety of illnesses, including decreased fertility in women, developmental delays in children, and an increased risk of some cancers such as prostate, kidney, and testicular cancer.

And they're toxic in such tiny concentrations that the Environmental Protection Agency's (EPA) standards for drinking water limit two types of PFAS to **four parts per trillion (ppt)**, or about one drop of water in 20 Olympic-sized swimming pools.

While ongoing tests by Tampa Bay Water, the region's primary water utility, show that **PFAS levels meet standards** in most locations, the utility was awarded \$21 million in a class-action lawsuit against PFAS manufacturers to treat water as needed.



Credit: Photo by Colin Hackley/NSF

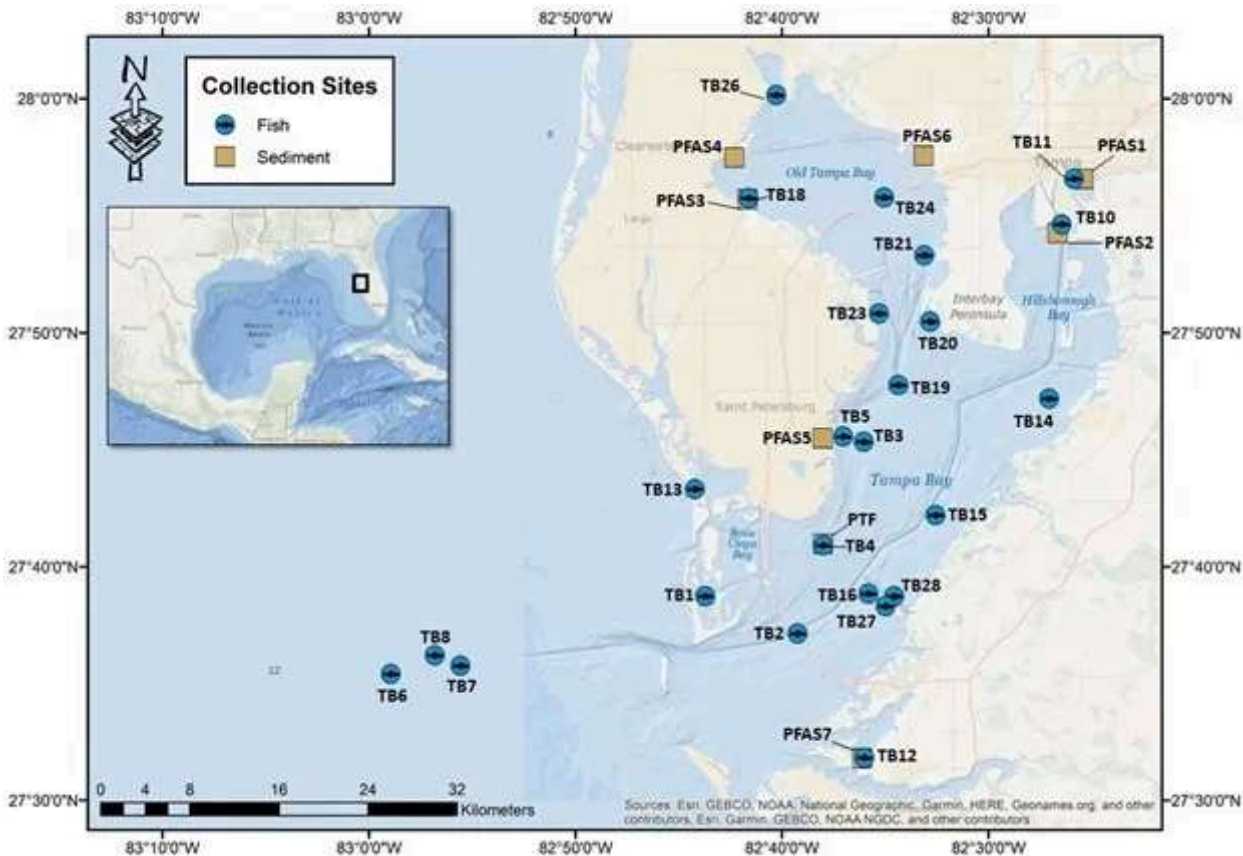
Although drinking water for much of the region appears to meet those standards, water, sediments, and fish in Tampa Bay often don't. Three researchers—John Bowden at the University of Florida (UF) and Steve Murawski and Sherryl Gilbert at the University of South Florida (USF)—are documenting levels of PFAS that far exceed the EPA recommendations in Tampa Bay's water, fish and sediments.

Bowden, who sampled more than 2,300 sites in surface waters across the state with a team of citizen scientists, notes that **PFAS levels are significantly higher in Tampa Bay than in other areas**. Pinellas and then Hillsborough rank highest on the list of counties for hits above the maximum contaminant levels for PFAS found in Florida counties. "There's no clear source for them," he adds. "Military bases, where fire-fighting foam is used, are one source, but it doesn't explain high levels at other sites."

Wastewater spills, like those that often occur after heavy rain events, may also be implicated. Bowden compared data from the Florida Department of Environmental Protection documenting 7,395 wastewater

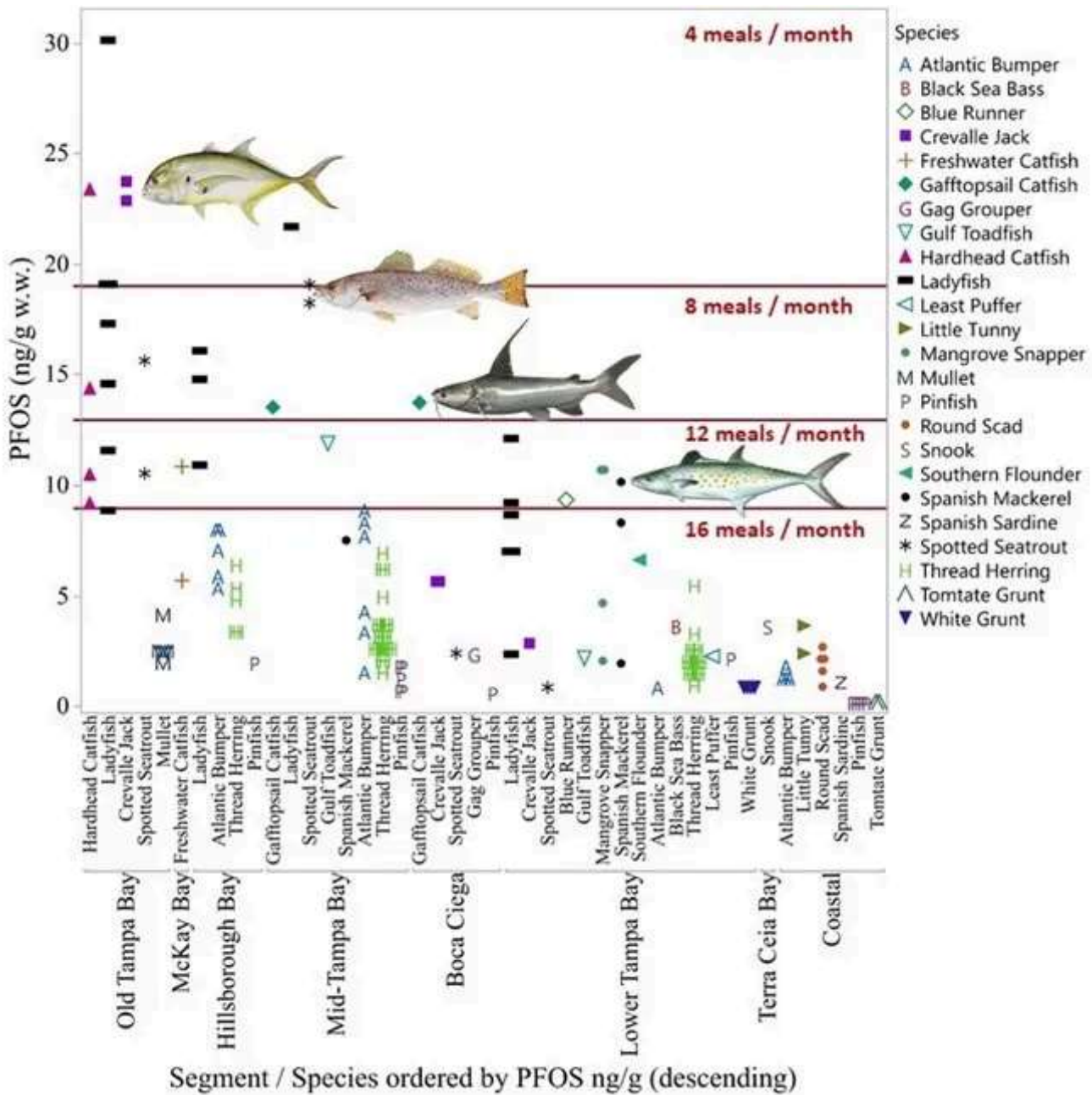
spills with the statewide PFAS heatmap, which showed a striking similarity. “More research is needed to investigate this potential source of PFAS pollution,” he said.

Even treated wastewater can be a source of PFAS because most facilities only remove about 10% of PFAS, Bowden adds. “Most of the contaminants in the processed material are dumped back into our waterways,” Bowden said. “If our drinking water comes from these sources, it will often contain PFAS. What should be alarming for all Floridians is that in the springs, which are often destined for use as drinking water, PFASs are present.”



Collection sites for samples in the USF study

Closer to home, Murawski and his team from USF had begun looking at [PFAS in Tampa Bay in 2020](#) and documented concentrations of more than 1,000 ppt in sediments in Old Tampa Bay and Hillsborough Bay, with lower concentrations noted in other bay segments. Perhaps more concerning is the extreme levels of PFAS in some fish caught in the bay. Catfish, ladyfish, and crevalle jack caught in Old Tampa Bay had concentrations of more than 20,000 ppt. According to guidelines drafted by the State of Michigan, fishermen should limit consumption of two of the most fish popular fish caught in Tampa Bay—snook and spotted seatrout.



Credit: Photo by Dave Decker

The **Tampa Bay Surveillance Project** is a five-year study that began in 2023 with \$3.4 million in funding from the National Oceanic and Atmospheric Administration and the South Carolina Sea Grant Consortium. Murawski’s team is taking a closer look at multiple contaminants in the bay and the living resources they impact. Along with PFAS, they are documenting levels of pharmaceuticals, herbicides and pesticides, and their potential impact on fish, oysters, and barnacles.

Their first efforts focus on the fish most likely to be eaten—including red drum, spotted seatrout, snook, and sheepshead—with a target of harvesting 10 of each fish in each of the bay’s six segments four times a year. Separate studies looking at contaminant levels in oysters and barnacles also are planned.

A companion study, underway in partnership with Eckerd College, is looking at the effects of combined contaminants – including PFAS, pharmaceuticals, PCBs, PAHs and pesticides and other chemicals among [subsistence fishermen](#).

The concept for the Tampa Bay Surveillance (TBS) project began more than 15 years ago with the Deepwater Horizon disaster. Scientists from USF were on the scene soon after the disaster and the team collected water samples and other critical information near the blowout site. Murawski went on to lead an international consortium that studied the environmental impacts of the oil spill, comprising 18 institutions and culminating in more than 250 scientific publications.

“Through our work on the spill, we learned a lot about the impacts of these contaminants and acquired highly specialized equipment to do the science,” Murawski said. “TBS is a natural extension of our work on Deepwater Horizon.”

This is the second part in a three-part series on PFAS. The first, [Diamonds have nothing on PFAS](#), focused on how PFASs became so widespread, and why they are dangerous. The third, [Avoiding PFAS: Easier said than done](#), will be published on January 30.

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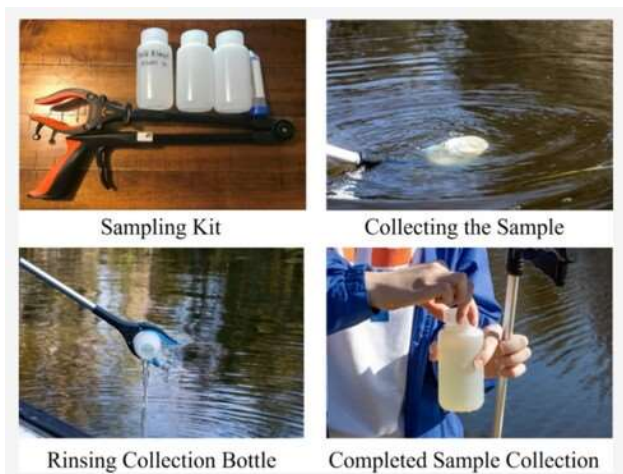
‘We’ll see’: DeSantis won’t rule out another run for president

His comment comes after he spent \$160 million on his 2024 campaign for president before dropping out after the Iowa caucus.



Florida's water bodies are vital for drinking, agriculture, recreation, tourism, and climate resilience. The monitoring of water quality is critical for the state, with consequences for both human health and the economy. This work describes our statewide monitoring of per- and polyfluoroalkyl substances (PFAS) within a myriad of water bodies in Florida to establish a PFAS baseline and determine hotspots. Surface water samples were obtained between April 2020 and December 2021, from 2323 sites, via crowdsourcing from all 67 counties in Florida and were subsequently analyzed for 50 PFAS via high-performance liquid chromatography-tandem mass spectrometry. The mean concentration of Σ PFAS across Florida was 29 ng/L, with a maximum Σ PFAS

were created. First attempts were made to identify possible PFAS pollution sources by overlaying suspect entities (airports, military installations, and wastewater treatment plants), in addition to relating data to historical pollution spill notifications (e.g., wastewater influent, effluent, and sludge).



To provide an efficient statewide collection of surface water samples in Florida, a water collection program, consisting of two crowdsourcing cycles, was implemented. The first crowdsourcing cycle engaged >120 undergraduate students at the University of Florida via social media outreach. The second cycle of water sampler recruitment focused on engaging >70 citizen scientists and environmentally focused organizations

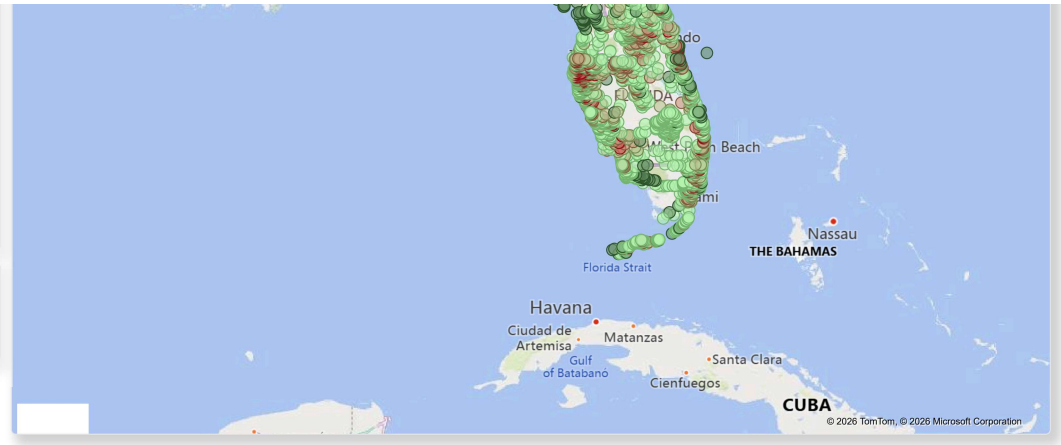
geographical representation. While some sites in proximity to potential pollution sources were targeted, maximizing geographical coverage of Florida remained one of the main objectives in this study. In addition to written instructions, we also provided a YouTube training video to supplement sampler training. By utilizing crowdsourcing, we were able to collect 2323 surface water samples in all 67 counties in Florida

Below is a map of all sites sampled in Florida. You can search by county or you can zoom in on the map for the region you want to check. Once you have a site you would like to see the PFAS concentrations, put your cursor over the dot and an information window should pop up. In the information box, only those PFAS that were detected are shown (concentration in ng/L or ppt). Note that for some locations, the GPS coordinates may be slightly off, in these instances, the concentrations are from the water body closest to the point. Remember that the pending MCL for PFOA and PFOS is 4 ppt (ng/L).

- Citrus
- Clay
- Collier
- Columbia
- Coumbia
- Desoto
- Dixie
- Duval
- Escambia

PFAS ng/L (ppt)

0.01 3,048.42





(A) Map of Florida with dots representing all surface water sampling sites with quantifiable levels of PFAS (n = 2056). Dot color corresponds to the measured Σ PFAS concentration, according to the key. Six regions (light gray circles) with high densities of yellow/red circles, indicating elevated levels of Σ PFAS, are highlighted. (B) Predictive heat map of Florida PFAS levels based on the measured Σ PFAS concentrations of the surface water samples. These predictions are extrapolated from surface water values and do not intend to describe land PFAS values.

Table 1. Concentrations and Frequencies of Individual PFAS (and Sum, Σ) across the State of Florida^a

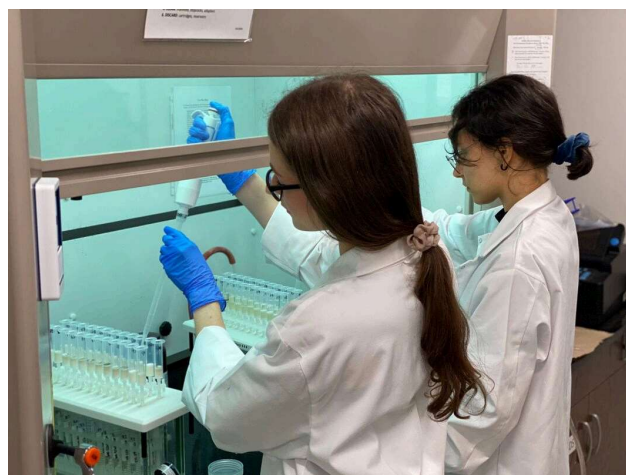
PFAS	frequency detection	frequency quantified	frequency by county	mean (ng/L)	max (ng/L)	median (ng/L)
PFOA	94%	83%	100%	5	81	3
PFBS	65%	64%	93%	5	48	4
PFHxA	61%	61%	82%	6	180	4
PFNA	54%	39%	96%	2	352	1
PFOS	53%	48%	91%	10	1135	6
PFHpA	53%	44%	87%	5	84	4
PFHxS	50%	17%	94%	17	365	12
PFDA	33%	16%	90%	2	27	2
Syn35	24%	1%	75%	6	24	5
PFHxPA	16%	14%	54%	15	322	10
FBSA	11%	11%	42%	5	85	5
Syn32	9%	6%	21%	1	7	1
PFPrS	5%	3%	51%	5	24	4
PFUdA	4%	4%	42%	3	114	2
PFPeS	3%	0%	36%	29	58	20
4_2FTS	3%	0%	25%	1	1	1
PFDoA	3%	2%	25%	1	4	1
PFECBS	3%	0%	31%	2	5	2
FHxSA	2%	2%	27%	19	320	10
Oak6	2%	0%	22%	1	3	1
Syn34	2%	NA	24%	NA	NA	NA
P4MOA	2%	0%	13%	4	12	2
Σ PFAS	NA	NA	NA	29	3048	13

^a Data for all sampling sites (n = 2323) sorted by detection frequency. Excluding those PFAS with less than 30 detection hits (<2% of samples). Peaks determined to be < LOD or < LOQ were not utilized in calculating the mean or median concentrations. However, peaks LOD < x < LOQ were used in calculating detection frequency. Internal laboratory abbreviations defined as perfluoro-3,7-

Citrus	35	15	15	15	15	4	Miami-Dade	104	86	24	21	18	17
Clay	18	141	46	43	29	14	Monroe	95	226	15	29	8	23
Collier	98	88	14	18	6	15	Nassau	42	90	16	22	4	15
Columbia	14	170	26	45	13	16	Okaloosa	49	185	31	42	12	18
DeSoto	8	29	22	7	22	9	Okeechobee	12	21	12	4	14	6
Dixie	14	5	3	3	3	4	Orange	57	133	36	26	26	20
Duval	59	867	62	135	26	16	Osceola	26	524	55	99	39	20
Escambia	52	118	12	21	4	11	Palm Beach	113	465	27	52	13	20
Flagler	26	17	9	8	6	10	Pasco	32	76	15	17	8	12
Franklin	25	10	4	3	4	11	Pinellas	120	500	56	60	41	25
Gadsden	6	18	10	6	9	14	Polk	57	97	34	25	32	15
Gilchrist	6	3	1	1	1	7	Putnam	17	25	7	6	6	8
Glades	42	19	11	3	11	12	Santa Rosa	36	279	24	63	6	20
Gulf	28	79	10	17	4	10	Sarasota	91	115	29	28	20	20
Hamilton	6	10	3	3	1	8	Seminole	22	121	39	26	37	12
Hardee	1	31	31	31	31	6	St. Johns	62	311	22	45	12	19
Hendry	12	25	12	6	12	8	St. Lucie	21	47	19	14	16	13
Hernando	10	23	7	7	5	9	Sumter	11	57	23	17	22	9
Highlands	25	60	23	15	17	16	Suwannee	9	4	2	1	2	6
Hillsborough	89	354	42	53	28	22	Taylor	8	6	3	3	1	4
Holmes	4	1	1	0	1	2	Union	9	22	9	8	4	9
Indian River	28	12	7	3	7	8	Volusia	58	98	19	23	10	15
Jackson	11	21	5	8	1	9	Wakulla	24	18	6	5	3	12
Jefferson	7	3	1	1	1	4	Walton	18	29	6	9	4	12
Lafayette	7	1	1	0	1	4	Washington	8	2	1	0	1	4
Lake	42	49	17	9	15	17							

b Indicates that these PFAS were detected in at least one sample per county. Peaks determined to be < LOD or < LOQ were not utilized in calculating the mean or median concentrations.

Polk (<i>n</i> = 57)	43 (75%)	Okaloosa (<i>n</i> = 49)	38 (78%)
Broward (<i>n</i> = 63)	36 (57%)	Palm Beach (<i>n</i> = 113)	36 (32%)
Volusia (<i>n</i> = 58)	30 (52%)	Duval (<i>n</i> = 59)	31 (53%)
Lee (<i>n</i> = 50)	28 (56%)	St. Johns (<i>n</i> = 62)	30 (48%)
Duval (<i>n</i> = 59)	27 (46%)	Lee (<i>n</i> = 50)	26 (52%)
Collier (<i>n</i> = 98)	23 (23%)	Volusia (<i>n</i> = 58)	23 (40%)
St. Johns (<i>n</i> = 62)	22 (35%)	Broward (<i>n</i> = 63)	18 (29%)
Martin (<i>n</i> = 41)	20 (49%)	Manatee (<i>n</i> = 43)	18 (42%)
Seminole (<i>n</i> = 22)	20 (91%)	Polk (<i>n</i> = 57)	18 (32%)
Osceola (<i>n</i> = 26)	17 (65%)	Highlands (<i>n</i> = 25)	17 (68%)
Lake (<i>n</i> = 42)	16 (38%)	Martin (<i>n</i> = 41)	16 (39%)
Clay (<i>n</i> = 18)	15 (83%)	Osceola (<i>n</i> = 26)	16 (62%)
Pasco (<i>n</i> = 32)	15 (47%)	Clay (<i>n</i> = 18)	14 (78%)
Escambia (<i>n</i> = 52)	14 (27%)	Nassau (<i>n</i> = 42)	12 (29%)
Highlands (<i>n</i> = 25)	13 (52%)	Collier (<i>n</i> = 98)	10 (10%)
Manatee (<i>n</i> = 43)	13 (30%)	Lake (<i>n</i> = 42)	10 (24%)
Nassau (<i>n</i> = 42)	13 (31%)		
Charlotte (<i>n</i> = 49)	12 (24%)		
Okaloosa (<i>n</i> = 49)	10 (20%)		

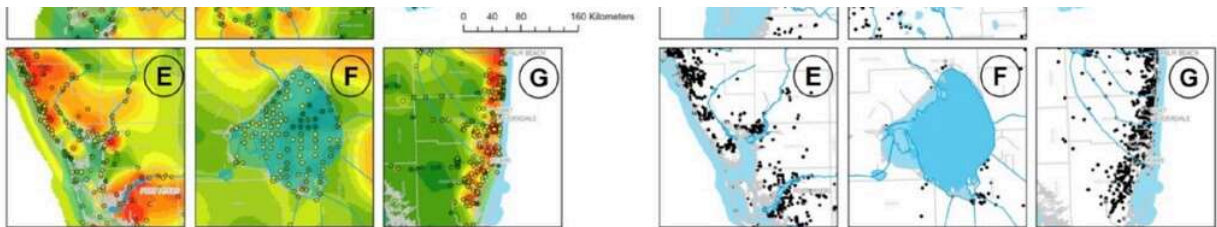


a Percentages indicate the ratio of Hits above the MCL to the total number of samples collected in each respective county. b Only shown are counties with at least 10 hits.

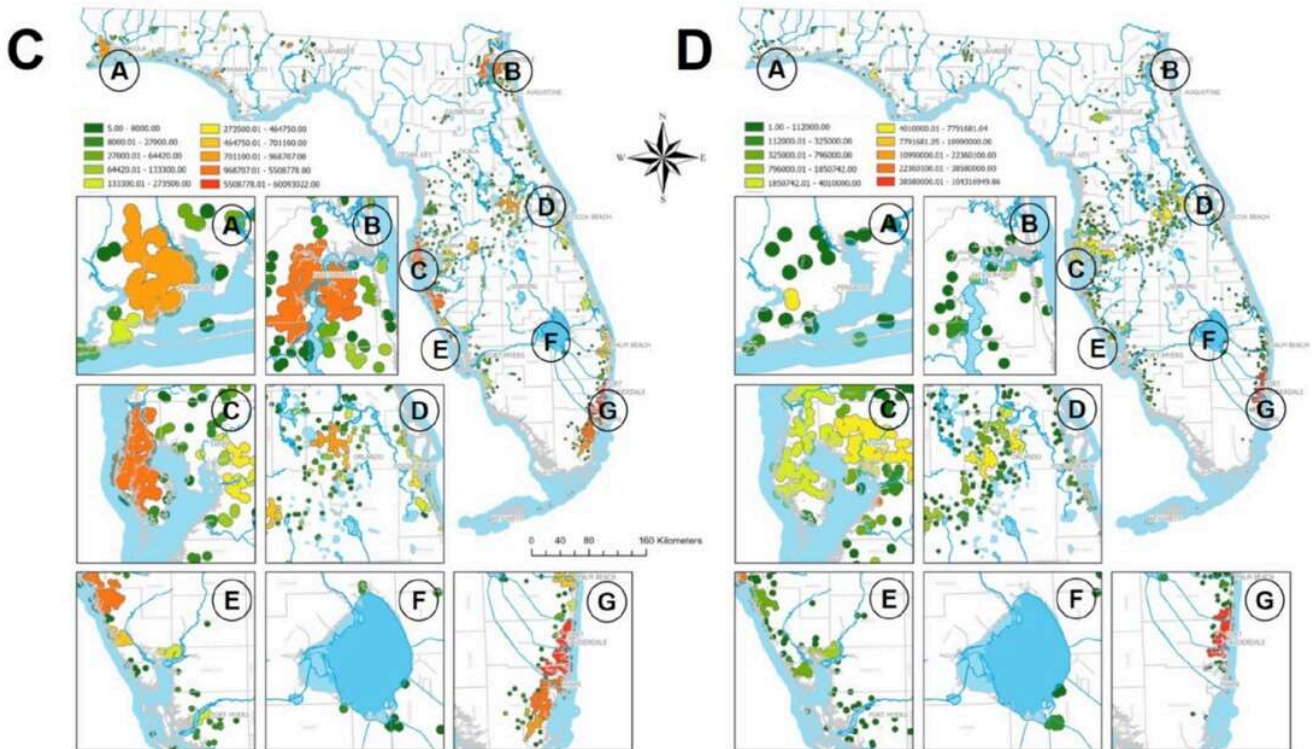


Zoomed in heat map of Pinellas and Hillsborough County Florida for individual PFAS. The redder the dot and heat map, the higher sum PFAS concentration.

Since 2017, the FDEP has documented every pollution based spill, as self-reported by local entities. This information is publicly available at [here](#). Exporting all pollution notices prior to 2022 (up to last surface water sample collected in this study), we found a total of 7395 spills with GPS coordinates (this is after removing duplicates and citations with inaccurate coordinates). Over these 7395 spills, approximately 78% of these listed estimated volumes (in gallons) for what was spilled. The spill type and amount were tallied from the incident reports and organized into five categories (with number of incidents prior to 2022): raw sewage (2152), untreated/partially treated wastewater (1936), treated wastewater (755), solids (sludge/biosolids, 111), and various liquids (e.g., fuel, 765, liquid which did not fit into the other four categories). Summing all the estimated spills per category (in gallons), resulted in high volumes spilled: raw sewage (104 million gallons), untreated/ partially treated wastewater (341 million gallons), treated wastewater (970 million gallons), solids/sludge (2.3 million gallons), and various liquids (10 million gallons). Note that within these incident reports, a significant contributor to spills occurrence was large episodic weather events, such as hurricanes, flooding and overflows. A map that shows all spill locations (prior to 2022) is shown in Figure B below. We then compared the location and quantity spilled with the PFAS heatmap (A), notice any similarities?? More research is needed to investigate this potential source of PFAS pollution.



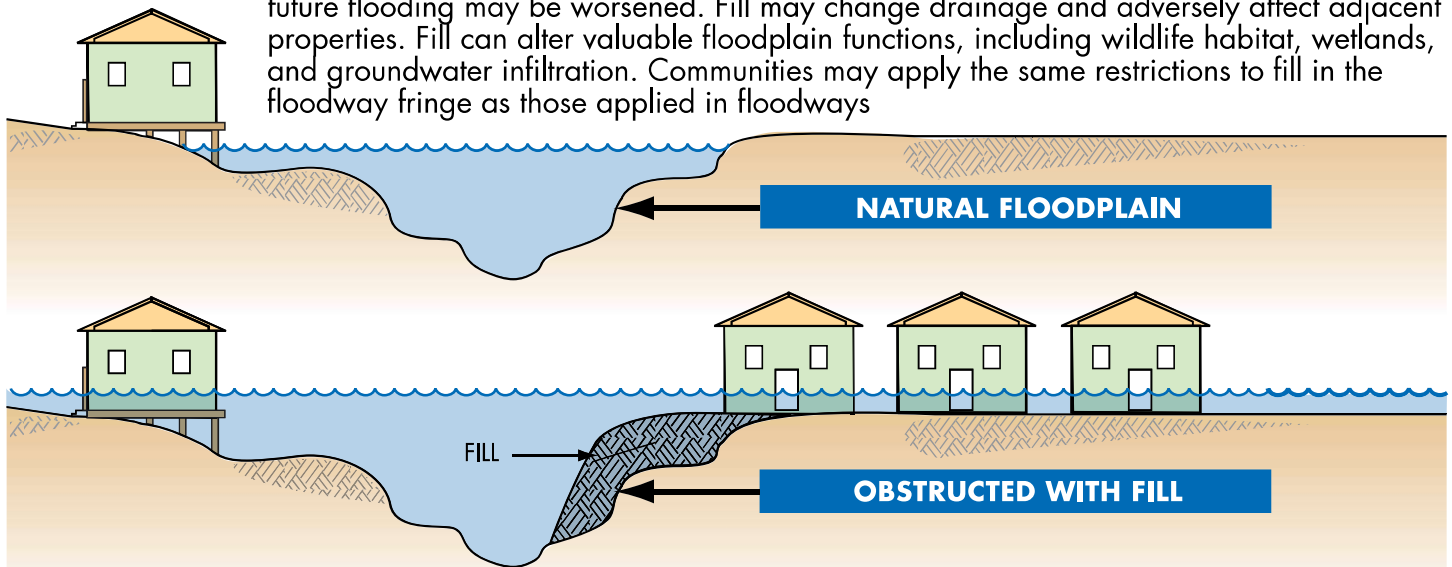
(A) Predictive heat map for Σ PFAS, (B) Map of Florida with all reported spill locations by the FDEP between 2017 and 2022. All maps include regional inserts around (A) Pensacola, (B) Jacksonville, (C) Tampa Bay, (D) Orlando/Cocoa Beach, (E) Sarasota/Ft Myers, (F) Lake Okeechobee, and (G) Miami/Ft Lauderdale.



(C) Map of Florida with reported raw sewage spills (in gallons), and (D) Map of Florida with reported untreated/partially treated wastewater spilled (in gallons). All maps include regional inserts around

Fill Can Adversely Affect Floodplain Functions

Floodplains are supposed to store floodwater. If storage space is blocked by fill material, future flooding may be worsened. Fill may change drainage and adversely affect adjacent properties. Fill can alter valuable floodplain functions, including wildlife habitat, wetlands, and groundwater infiltration. Communities may apply the same restrictions to fill in the floodway fringe as those applied in floodways

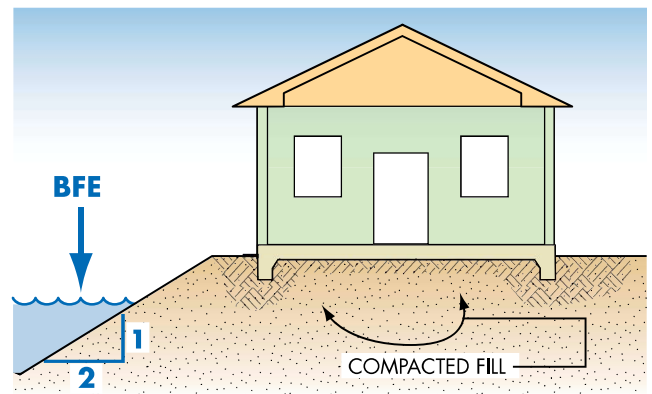


Communities should make sure fill in flood zones won't harm neighboring properties. Before deciding to use fill, property owners should check with local planning, engineering, or permit offices. Engineering analyses may be required to demonstrate that fill will cause "no rise" (see page 13).

Placement and Compaction of Fill in Zone A/AE

Earthen fill used to raise the ground above the flood elevation must be placed properly so that it does not erode or slump when water rises. For safety and to meet requirements, fill should:

- Not be placed in areas with poor drainage or where the fill may divert water onto adjacent properties. Instead, use perimeter walls, piers or pilings to minimize drainage problems.
- Be good clean soil, free of large rocks, construction debris, and woody material (stumps, roots)
- Be machine-compacted to 95 percent of the maximum density (determined by a design professional)
- Have graded side slopes that are not steeper than 2:1 (one foot vertical rise for every 2 feet horizontal extent); 3:1 flatter slopes are recommended
- Have slopes protected against erosion (vegetation for "low" velocities, durable materials for "high" velocities – determined by a design professional)
- Avoid the floodway (see page 12)



Engineers can find more information in FEMA's instructions for Letters of Map Revision based on Fill (FEMA Form MT-1) and NFIP Technical Bulletin #10.

<https://youtu.be/fedNfKfHPLk>

Coastal Creeek Sanibel

YouTube · Sarah Ashton · Aug 21, 2025

YouTube

Welcome to Sanibel Island!

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Coastal Creek Sanibel

YouTube · Sarah Ashton · Aug 21, 2025

YouTube

An aerial photograph of a coastal development on Sanibel Island. The scene shows a mix of residential buildings with light-colored roofs, a large sandy parking lot, and a network of roads. In the foreground, a road curves along a body of water. The background features a wide expanse of mangrove wetlands and the ocean under a blue sky with scattered clouds.

Coming in 2026!
Coastal Creek Sanibel

MORE VIDEOS

Coastal Creeek Sanibel

YouTube · Sarah Ashton · Aug 21, 2025

YouTube

The video player interface includes a channel profile picture and name 'Coastal Creeek Sanibel' in the top left. In the top right, there are icons for 'Watch later' and 'Share'. The main video area features a large title 'A 6-Home Development by Daniel Wayne Homes' overlaid on a scenic aerial view of a coastal residential area with palm trees and a body of water. At the bottom left, a 'MORE VIDEOS' button is visible. The bottom control bar contains a play button, a volume icon, a progress bar showing '0:14 / 1:02', and icons for closed captions, settings, the YouTube logo, and a full-screen button.

Coastal Creek Sanibel

YouTube · Sarah Ashton · Aug 21, 2025

YouTube

Coastal Creek Sanibel

Watch later Share

Architectural Design of the Ibis Model

MORE VIDEOS

0:18 / 1:02

CC Settings YouTube

The video player displays a 3D architectural rendering of a two-story house. The house features white horizontal siding, a grey metal roof, and a large white garage door on the ground floor. The second floor has a balcony with a black metal railing and a window with a black shutter. The house is surrounded by palm trees and flowering bushes. The video player interface includes a play button, volume control, a progress bar at 0:18 / 1:02, and icons for closed captions, settings, and full screen.

Coastal Creeek Sanibel

YouTube · Sarah Ashton · Aug 21, 2025

YouTube

Coastal Creeek Sanibel

Watch later Share

MORE VIDEOS

0:36 / 1:02

YouTube

This is a 3D architectural rendering of a property layout. The scene is viewed from an elevated perspective. On the left, a large white boat is docked in a grey paved area. Next to it is a blue SUV, and below that, a silver sedan and a white car. To the right of the vehicles is a modern house with a grey exterior and a large window. Further right is a rectangular swimming pool with blue water. In the bottom left corner, there is a 'MORE VIDEOS' button. At the bottom, a video player interface shows a play button, a volume icon, and a progress bar indicating 0:36 / 1:02. On the right side of the player, there are icons for closed captions, settings, the YouTube logo, and a full-screen icon.

Coastal Creek Sanibel

YouTube · Sarah Ashton · Aug 21, 2025

YouTube

Coastal Creek Sanibel

Watch later Share

MORE VIDEOS

0:49 / 1:02

CC YouTube

This is a screenshot of a YouTube video player. The video content is a black and white architectural cross-section drawing of a two-story house. The drawing shows the interior layout, including a living area on the ground floor, a kitchen, and a dining area. There is a balcony on the second floor. The roof is gabled. The drawing includes various lines and annotations, likely representing structural elements and dimensions. The video player interface includes a play button, a volume icon, a progress bar showing 0:49 / 1:02, and icons for closed captions, settings, and full screen. The video title 'Coastal Creek Sanibel' and the channel name 'Sarah Ashton' are visible at the top. A 'YouTube' logo is in the top right corner. A 'MORE VIDEOS' button is located in the bottom left of the video frame.

Coastal Creek Sanibel

YouTube · Sarah Ashton · Aug 21, 2025

YouTube



Coastal Creek Sanibel



Watch later



Share



MORE VIDEOS

The Perfect Storm-Safe Island Home!

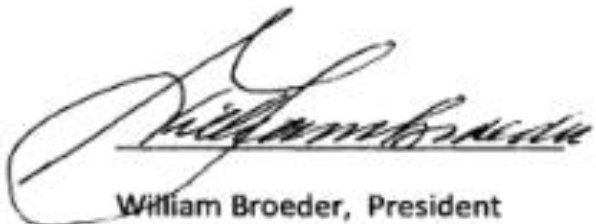


0:24 / 1:02



YouTube

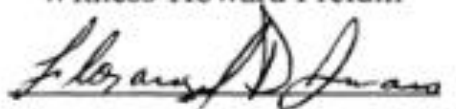




William Broeder, President

National Investment & Development
Corporation

Witness-Howard Freidin



Witness Signature

FRANCISCO JUANES

Witness Printed Name

STATE OF FLORIDA

COUNTY OF ~~LEE~~ MIAMI-DADE

The forgoing Instrument was sworn to and subscribed before me this 28 day
of Nov., 2012, by William Broeder, President of National Investment &
Development Corporation a Florida Corporation on behalf of the Corporation. He is
personally known to me or has produced a driver's license as identification and did take an
oath.

Printed Name Susan S. Flint



SUSAN S. FLINT
MY COMMISSION # DD 973870
EXPIRES: April 19, 2014
Bonded Title Budget Notary Services

Notary Public, State of FLORIDA

SEE EXHIBIT "A" ATTACHED HERETO.

* N.B. - Grantors represent that they own and are hereby transferring an undivided one-half interest in the land described in Exhibit "A".

SUBJECT TO: Conditions, limitations, mortgages, easements and restrictions of record, if any, and real estate taxes.

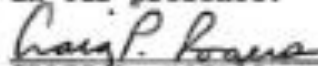
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.


AND the Grantors do hereby covenants with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes.

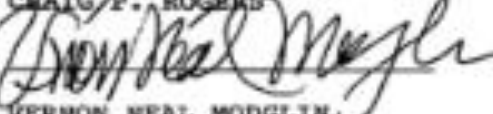
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above-written.

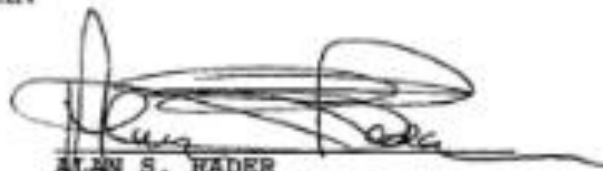
Signed, sealed and delivered
in our presence:


CRAIG P. ROGERS

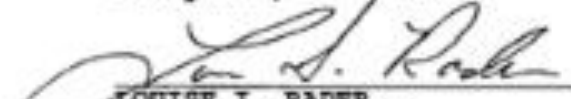

VERNON NEAL MODGLIN


CRAIG P. ROGERS


VERNON NEAL MODGLIN



ALAN S. RADER
951 Buchanan Street
Hollywood, FL 33019



LOUISE I. RADER
21135 Helmsman Drive
Unit 012
North Miami, FL 33180

RECORDED - CIVIL CASE
NO. 14, 5, 04000

Page 1 of 2

8.00
5
1

WARRANTY DEED
IF FROM LOSS OF ORIGINAL

RANCO FORM A-3 (PHOTOSTAT)

2380761

①

This Warranty Deed Made and executed the *11th* day of *December* A D 198*7* by
ERT INVESTMENT CORPORATION, INC.

a corporation existing under the laws of *FLORIDA*, and having its principal place of
business at *1881 Phoenix Avenue, Pembroke Pines, Florida 33026*
hereinafter called the grantor, to

ALAN S. RADER and *LOUISE I. RADER*, his wife, as JTWROS

whose postoffice address is *951 Buchanan Street, Hollywood, Florida 33019*

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, assigns, personal representatives and the successors and assigns of corporations)

①

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	449,695	392,428	449,695	449,695	0	0	449,695
2023 Values / Additional Info	2023	452,730	392,428	452,730	411,063	0	0	411,063
2022 Values / Additional Info	2022	373,694	318,561	373,694	373,694	0	0	373,694
2021 Values / Additional Info	2021	355,915	309,975	355,915	355,915	0	0	355,915
2020 Values / Additional Info	2020	385,298	309,975	385,298	385,298	0	0	385,298
2019 Values / Additional Info	2019	385,618	309,975	385,618	385,618	0	0	385,618
2018 Values / Additional Info	2018	384,815	309,975	384,815	384,815	0	0	384,815
2017 Values / Additional Info	2017	384,815	309,975	384,815	384,815	0	0	384,815
2016 Values	2016	382,500	309,975	382,500	382,500	0	0	382,500
2015 Values	2015	356,288	309,975	356,288	356,288	0	0	356,288
2014 Values	2014	356,288	309,975	356,288	356,288	0	0	356,288
2013 Values	2013	356,288	309,975	356,288	356,288	0	0	356,288
2012 Values	2012	384,077	309,975	384,077	384,077	0	0	384,077
2011 Values	2011	384,077	309,975	384,077	384,077	0	0	384,077
2010 Values	2010	384,077	309,975	384,077	384,077	0	0	384,077
	2009	384,080	309,980	384,080	384,080	0	0	384,080
	2008	572,290	495,960	572,290	572,290	0	0	572,290
	2007	669,570	619,950	0	669,570	0	0	669,570
	2006	669,570	619,950	0	669,570	0	0	669,570
	2005	669,240	619,950	0	669,240	0	0	669,240
	2004	295,950	262,650	0	295,950	0	0	295,950
	2003	296,510	262,650	0	296,510	0	0	296,510
	2002	289,120	262,650	0	289,120	0	0	289,120
	2001	289,550	262,650	0	289,550	0	0	289,550
	2000	275,070	247,200	0	275,070	0	0	275,070
	1999	275,510	247,200	0	275,510	0	0	275,510
	1998	271,040	247,200	0	271,040	0	0	271,040

Site Address

City/County/State/Zip

City/County/State/Zip

City/County/State/Zip

Last Inspection Date: 05/01/2023

Property Values / Exemptions / TRIM Notices

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	181,211	181,211	181,211	181,211	0	0	181,211
2023 Values / Additional Info	2023	181,211	181,211	181,211	181,211	0	0	181,211
2022 Values / Additional Info	2022	181,211	181,211	181,211	181,211	0	0	181,211
2021 Values / Additional Info	2021	181,211	181,211	181,211	181,211	0	0	181,211
2020 Values / Additional Info	2020	181,211	181,211	181,211	181,211	0	0	181,211
2019 Values / Additional Info	2019	181,211	181,211	181,211	181,211	0	0	181,211
2018 Values / Additional Info	2018	181,211	181,211	181,211	181,211	0	0	181,211
2017 Values / Additional Info	2017	181,211	181,211	181,211	181,211	0	0	181,211
2016 Values	2016	181,211	181,211	181,211	181,211	0	0	181,211
2015 Values	2015	181,211	181,211	181,211	181,211	0	0	181,211
2014 Values	2014	181,211	181,211	181,211	181,211	0	0	181,211
2013 Values	2013	181,211	181,211	181,211	181,211	0	0	181,211
2012 Values	2012	181,211	181,211	181,211	99,694	0	0	99,694
2011 Values	2011	90,631	90,631	90,631	90,631	0	0	90,631
2010 Values	2010	90,631	90,631	90,631	90,631	0	0	90,631
	2009	90,630	90,630	90,630	90,630	0	0	90,630
	2008	431,760	294,960	431,760	431,760	0	0	431,760
	2007	417,250	278,650	417,250	417,250	0	0	417,250