



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: North Captiva LCEC Electric Service Facility

Request: Rezone from: RS-1 To: CFPD

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

¹ If **YES**, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

LCEC is constructing an essential service facility to provide office, temporary housing, and equipment and material storage to better serve the residents of North Captiva. The facility will consist of a 2-story building with garage storage on the bottom level and office and housing areas on the second floor.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Lee County Electric Cooperative, Inc.

Address: 4980 Bayline Drive

City, State, Zip: North Fort Myers, FL 33917

Phone Number: 239-656-2109

E-mail Address: Raymond.Boss@lcec.net

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Avalon Engineering, Inc.

Contact Person: Linda Miller

Address: 2506 Del Prado S., Suite 200,

City, State, Zip: Cape Coral, FL 33904

Phone Number: 239-573-2077

Email: linda@avaloneng.com

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Lee County Electric Cooperative, Inc.

Address: 4980 Bayline Drive

City, State, Zip: North Fort Myers, FL 33917

Phone Number: 239-656-2109

Email: Raymond.Boss@lcec.net

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels: N/A

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)] Warranty Deed provided

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 12/01/2023

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

05-45-21-10-00000.028A

B. Street Address of Property: Access undetermined, Captiva, FL 33924

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: RS-1

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Vacant

2. Intended uses of property are: Electric Utility Facility

G. Future Land Use Classification (Lee Plan):

Outer Islands	<u>0.24</u> Acres	<u>100</u> % of Total
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H. Property Dimensions:

1. Width (average if irregular parcel):	<u>100</u>	Feet
2. Depth (average if irregular parcel):	<u>105</u>	Feet
3. Total area:	<u>10,500</u>	square feet
4. Frontage on road or street:	<u>100</u>	Feet on <u>Hodgepodge Lane</u>
2 nd Frontage on road or street:	<u>105</u>	Feet on <u>Spanish Gold Lane</u>

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
☒ North (Upper) Captiva Community Plan area. [33-1711]
☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)] Traffic Impact Waiver is provided

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)

1. Submerged land subject to tidal influence	<u>0</u>	<u>0.24</u> Acres
2. a. Preserved freshwater wetlands	<u>0</u> Acres	
b. Impacted wetlands	<u>0</u> Acres	
c. Preserved saltwater wetlands	<u>0</u> Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)	<u>0</u> Acres	
3. R-O-W providing access to non-residential uses	<u>0</u> Acres	
4. Non-residential use areas ^{(1) (2)}	<u>0</u> Acres	

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).0 Acres**C. Gross residential acres. (A minus B) ⁽³⁾**0.24 Acres**D. Gross residential acres (by Land Use Category)**

1. a. Intensive Development – upland	<u>0</u> Acres
b. Intensive Development – preserved freshwater wetlands	<u>0</u> Acres
c. Intensive Development – impacted wetlands	<u>0</u> Acres
2. a. Central Urban – upland	<u>0</u> Acres
b. Central Urban – preserved freshwater wetlands	<u>0</u> Acres
c. Central Urban – impacted wetlands	<u>0</u> Acres
3. a. Urban Community or Suburban – upland	<u>0</u> Acres
b. Urban Community or Suburban – preserved freshwater wetlands	<u>0</u> Acres
c. Urban Community or Suburban – impacted wetlands	<u>0</u> Acres

4.	a.	Suburban – upland	0	Acres
	b.	Suburban – preserved freshwater wetlands	0	Acres
	c.	Suburban – impacted wetlands	0	Acres
5.	a.	Outlying Suburban – upland	0	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Outlying Suburban – impacted wetlands	0	Acres
6.	a.	Sub-Outlying Suburban – upland	0	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	0	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	0	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	0	Acres
8.	a.	Open Lands – upland	0	Acres
	b.	Open Lands – wetlands	0	Acres
9.	a.	Resource – upland	0	Acres
	b.	Resource – wetlands	0	Acres
10.	a.	Wetlands	0	Acres
11.	a.	New Community – upland	0	Acres
	b.	New Community – wetlands	0	Acres
12.	a.	University Community – upland	0	Acres
	b.	University Community – wetlands	0	Acres
13.	a.	Coastal Rural – upland	0	Acres
	b.	Coastal Rural – wetlands	0	Acres

TOTAL (should equal "C" above)

Outer Islands 0.24 **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5

RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Outer Islands

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	0	x 0 equals	0
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	0	x 0 equals	0
	c. Total impacted wetlands acres (from Part 4, D.)	0	x 0 equals	0
	d. Total Allowed Standard Units ⁽¹⁾			0
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			0
	b. Transferrable Dwelling Units			0
	c. Sub-total			0
3.	Total Permitted Units ⁽¹⁾			0

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A. Commercial	1. Medical	0	0
	2. General Office	0	0
	3. Retail	0	0
	4. Other: <u>Electric Utility Facility</u>	24	Need building sq ft
	5. TOTAL FLOOR AREA		Need total sq.ft.
		Height	Total Floor Area (Square Feet)
B. Industrial	1. Under Roof	0	0
	2. Not Under Roof	0	0
	3. TOTAL FLOOR AREA		0
		Depth	Total Acres
C. Mining	1. Area to be excavated	0	0
		Height	Total Beds/Units
D. Assisted Living Facilities	1. Dependent Living Units	0	0
	2. Independent Living Units	0	0
	3. TOTAL BEDS/UNITS		0
		Height	Total Rental Units
E. Hotels/Motels (Room Size)	1. < 425 sq. ft.	0	0
	2. 426-725 sq. ft.	0	0
	3. 725 < sq. ft.	0	0
	4. TOTAL UNITS		0

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)] Provided**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)] Waiver Submitted**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)] Provided**
 - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)] Provided**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)] Provided**

D. **Bonus Density:** **[34-202(a)(11)]**

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
Provided in the Boundary survey
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
N/A
-
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N/A
-
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A
-
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.] Provided**
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.] Provided**
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.] N/A**
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.] N/A**

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A
-
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
Septic system
 2. Quality of the effluent:
Drain field

3. Expected life of the facility:
40 years

4. Who will operate and maintain the internal collection and treatment facilities:
LCEC

5. Receiving bodies or other means of effluent disposal:
N/A

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
N/A

2. Current water table conditions:
N/A

3. Proposed rate of application:
N/A

4. Back-up system capacity:
N/A

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)] Provided**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)] N/A**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)] Provided**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)] N/A**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)] N/A**

D. Private Recreational Facility Planned Developments (PRFPDs): N/A

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☐ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☒ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)] Narrative provided**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)] N/A**
- G. **Flood Hazard:**
- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first **habitable floor is AE 7.00 NAVD (MSL)**
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

PART 5
SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)] N/A
3	☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	☒	Additional Agents [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)] N/A
3	☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(a)(5)]
	☒	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	Property Owners list (if applicable) [34-202(a)(8)] N/A
3	☐	Property Owners map (if applicable) [34-202(a)(8)] N/A
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(7)] Warranty Deed
3	☐	STRAP Numbers (if additional sheet is required) [34-202(a)(5)] N/A
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☐	List of Zoning Resolutions and Approvals N/A
3	☐	Summary of Public Informational Session (if applicable) Meeting Minutes will be provided after meeting is attended
3	☒	Waivers from Application Submission Requirements (if applicable) [34-201(c)] Traffic Impact Study Waiver is provided
3	☐	Preliminary Density Calculations (if applicable) N/A
3	☒	Request Statement [34-373(a)(5)]
3	☐	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)] Waiver is provided
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☒	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☒	Topography (if available) [34-373(a)(4)b.iv.]
3	☒	Soils Map [34-373(a)(4)b.9.]
3	☒	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.] N/A
3	☐	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.] N/A
3	☒	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)] N/A

3	☒	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)] N/A
3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)] N/A
3	☒	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)] N/A
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.] N/A
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.] N/A
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)] N/A
3	☒	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☐	Potable Water & Sanitary Sewer . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)] N/A
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)] N/A
3	☐	Information Regarding Proposed Blasting (if applicable). N/A
3	☐	Hazardous Materials Emergency Plan (if applicable) N/A
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)] N/A
3	☐	Tall Structures Permit (if applicable) [34-1108] N/A

North Captiva LCEC Electric Service Facility- Spanish Gold Lane

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Sarah Bullock (name), as CFO
(owner/title) of Lee County Electric Cooperative, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.); then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Sarah Bullock
Signature

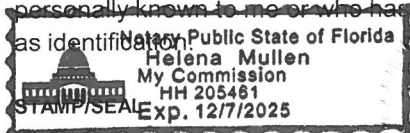
8/29/2024
Date

North Captiva LCEC Electric Service Facility- Spanish Gold Lane

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29 day of AUGUST, 2024, by Sarah Bullock (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification)



Helena Mullen
Signature of Notary Public

24-104

North Captiva LCEC Electric Service Facility- Spanish Gold Lane

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Sarah Bullock, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Spanish Gold Ln- Captiva; 05-45-21-10-00000.028A and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

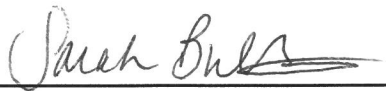
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
Lee County Electric Cooperative, Inc. 4980 Bayline Drive, North Fort Myers, FL 33917	100

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

Sarah Bullock

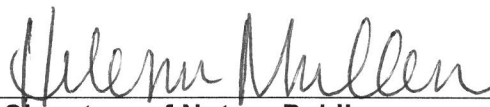
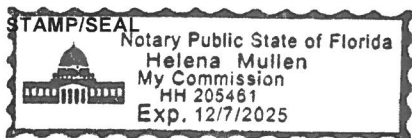
Print Name

North Captiva LCEC Electric Service Facility- Spanish Gold Lane

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on _____ (date) by Sarah Bullock (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



Signature of Notary Public

Request Statement
Consistency with Lee Plan and Land Development Code
North Captiva LCEC Essential Service Facility
Application for Public Hearing for Zoning Action – CFPD
Hodgepodge Lane

Request

The property owner, Lee County Electric Cooperative, Inc., is requesting to rezone the subject parcel from RS-1 (Residential Single Family) to CFPD (Community Facilities Planned Development) to permit the development of a 5,262 square foot 2-story essential service facility to serve the electric needs on the Island.

Site Location and size

The subject property encompasses 0.24 acres and is located at the intersection of Spanish Gold Lane and Hodgepodge Lane, across the street from the North Captiva Fire Station.

The subject parcel consists of one parcel with this strap number: 05-45-21-10-00000.028A.

The property is in the Outer Islands Future Land Use Category and is zoned Residential (RS-1). The property is located within the Upper Captiva Planning Community but is not within the Lee County Mixed Use Overlay District.

The property is square in shape with 105.00 linear feet on the east and west property lines and 100 feet along the north and south property lines. The site fronts on two local roads, Hodgepodge Lane and Spanish Gold Lane.

Site Information and Dimensional Requirements

Current Zoning: RS-1

Requesting Zoning: CFPD

Future Land Use: Outer Islands

Adjacent Use:

South (Hodgepodge Lane): CFPD – North Captiva Fire Station

North: existing single-family home

East (across Spanish Gold Lane): Residential Development

West: vacant single family homes

Adjacent Zoning and Land Use:

South: CFPD /Public Facility

North: RS-1 / Outer Islands

East: PUD/ Outer Islands

West: RS-1/Outer Islands

Building Setback:

Front: 25.99 feet

Side (west): 22.17 feet

Side (east): 22.50 feet (administrative deviation sought)

Rear: 20 feet

Maximum Building Square Footage: 5262 square feet

Building Maximum Height: 30 feet

Maximum Building Coverage: 24 percent

Buffer Yard Widths Provided:

Front (south) ROW: 5' Type A enhanced with the garage wall utilized as a wall

Side (west): 5' Type A enhanced with the garage wall utilized as a wall

Side (east) ROW: 15' Type D with the garage wall utilized as a wall

Rear (north): 5' Type A enhanced with the garage wall utilized as a wall

Consistency with the Lee Plan

The proposed development is consistent with the Lee Plan, specifically these objectives and policies.

POLICY 1.4.2: The Outer Islands are sparsely settled, have minimal existing or planned infrastructure, and are very distant from major shopping and employment centers. Except for those services as provided in compliance with other sections of this plan, they are not expected to be programmed to receive urban-type capital improvements in the time frame of this plan, and as such can anticipate a continued level of public services below that of other land use categories. The continuation of the Outer Islands essentially in their present character is intended to provide for a rural character and lifestyle, and conserve open space and important natural upland resources. Maximum density is one dwelling unit per acre

The proposed development will preserve the character of the island's rural nature, while meeting the allowable density of one dwelling unit per acre.

POLICY 2.1.3: All land use categories and Planning Districts permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones A and B), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised Quasi commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations.

The proposed rezoning request is consistent with this Policy as the site will be developed with a public utility use.

POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The proposed development will support public health and safety and welfare, providing electrical power services to the island.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

The proposed development is seeking approval through the Planned development process and has been designed to be harmonious with the surrounding residential developments.

GOAL 26: NORTH CAPTIVA COMMUNITY PLAN. Preserve the character, scale, fragile environment, and way of life in the North Captiva Community Plan area by guiding future land use; transportation and roads; conservation and coastal management; Safety Harbor; shore and water quality, water and waste management; open space, recreation, and quality of life; and citizen participation and community education.

The proposed development will reflect the character and scale of the community while providing an essential service to the residents of the island.

OBJECTIVE 26.1: FUTURE LAND USE. Preserve the traditional character, scale, and tranquility of the North Captiva community by continuing to limit the densities and intensities of use and development to sustainable levels that will not adversely impact the natural environment or overburden the existing infrastructure.

The proposed development will not exceed the allowance density on the site.

The Master Concept Plan has been designed to comply with the Upper Captiva Planning Community Regulations in Section 33-1701 – 33-1741.

Other factors consisted in the review of this request required in LDC Section 34-145 d(1) through 34-145 d (4) 2.a - c.

- Is compatible with existing and planned uses in the surrounding area;
- Will provide access sufficient to support the proposed development intensity.
- The roadway system around the subject parcel will be able to support the development of this site with the proposed use.
- The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.
- Will not adversely affect environmentally critical or sensitive areas and natural resources; and

- Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

Additional considerations for Planned Development Rezoning

The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

**Schedule of Deviations and Written Justification
North Captiva LCEC Essential Service Facility
Hodgepodge Lane**

1. Section of the LDR from which a deviation is being requested

Section 34-2192 (a) Required setback from adjacent street

Specific regulation from which relief is sought.

Section 34-2192 (a) Required setback. Except as provided for in Subsection (b) of this section, or unless a modification is granted as a variance or deviation, all buildings and structures must be set back from the adjacent street easement or right-of-way according to the functional classification of the adjoining street as set forth in the Functional Classification of Roadways Administrative Code, AC-11-1. Any street not shown in AC-11-1 as a collector or arterial street will be presumed to be a local street or a private street for the purposes of this section.

Local roads require a building setback of 25 feet.

Request: The applicant is requesting approval of a deviation to Section 34-2192 (a) to the building setback requirement of 25 feet from the local street for the eastern side of the property along Spanish Gold Lane. The Master Concept Plan shows the building setback on the eastern property line as 22.5 feet. The applicant is seeking a 2.5-foot deviation to the building setback requirement.

2. Section of the LDR from which a deviation is being requested

Section 10-416 (d) Buffering required

Specific regulation from which relief is sought.

Section 10-416 (d) Buffering adjacent property. Buffering and screening apply to all new development. A buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use. The existing use or, where vacant, the permitted use, of the abutting property will determine the type of buffering area required for the proposed development. Buffer areas may not be located on any portion of an existing or dedicated street right-of-way or roadway easement, except that buffers may be located within slope easements as long as appropriate planting soil is provided in the slope.

Request: The applicant is requesting two deviations from Section 10-416 (b) as follows:

The applicant is requesting approval of a deviation to Section 10-416 (b) requiring a Type D Buffer along Hodgepodge Lane (Commercial use adjacent to a ROW) of 15 feet. The Master Concept Plan is proposing a 5' wide enhanced buffer along the front of the building adjacent to Hodgepodge Lane.

The applicant is requesting approval of a deviation to Section 10-416(b) requiring a Type C buffer (Commercial Use to Single Family) along the western and northern property lines of 15' with a

wall. The sides of the garage on the first floor will work as the required wall but the applicant request a deviation to provide a 5' wide enhanced buffer yard along the western and northern sides of the property.

Justifications:

The proposed facility is planned to be harmonious with the neighborhood and have the appearance of a single-family home. All materials and equipment will be stored in the first-floor garage and the upper floor will serve as an office and temporary living space for Lee County Electric employees while they are working on the island.

The site is directly across the street from the North Captiva Fire Station, which is similar to what is being proposed for LCEC. The site has existing encumbrances: a 15' Road Right-of-way easement along the north, east and south sides of the property and a shared septic drain field that serves the residents to the north along the eastern side of the site. These site constraints restrict the buildable area and require this project to seek the deviations being sought.

Schedule of Permitted Uses for CFPD
North Captiva LCEC Essential Service Facility
Hodgepodge Lane

Permitted uses:

Administrative Office

Essential Service Facilities – Group 1

Signs in accordance with chapter 30

Temporary Housing of LCEC Staff



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

Zoning Waiver Requests:

- ☐ Public Hearing - General Requirements (34-202)
- ☐ Public Hearing - Mining Excavation Planned Development (12-110)
- ☒ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact (34-202(b)(1))
 - ☒ Planned Developments (34-202(b)(2))
 - ☐ Planned Development Amendment (34-202(b)(2))
 - ☐ Rezoning other than Planned Developments (34-202(b)(3))
 - ☐ Special Exceptions (34-202(b)(5))
 - ☐ Variances (34-202(b)(6))
 - ☐ Limited Amendment to Existing Mine Zoning Approval [12-121(j)]
 - ☐ Private Recreational Facilities Planned Development (34-941(g))
- ☐ Administrative Action Application Requirements [34-203]
- State the Type of Administrative Application: _____

Development Services Waiver Requests:

- ☒ Development Order - Submittal Requirements (10-154)
- ☐ Limited Review Development Order - Submittal Requirements (10-175)

If this request is related to another record, please provide the Related Record Number:

A Lee County Development Order application will be submitted in a separate submittal.

PLEASE PRINT OR TYPE:

STRAP Number: 05-45-21-10-00000.028A

Name of Project: North Captiva LCEC Electric Service Facility

Name of Agent: Avalon Engineering, Inc. - Mark Aral, P.E.

Street Address: 2503 Del Prado Boulevard South, Suite 200

City, State, Zip: Cape Coral, Florida 33904

Phone Number: 239-573-2077 Email Address: mark@avaloneng.com

Name of Applicant*: Lee County Electric Cooperative, Inc./ Sarah Bullock

Street Address: PO Box 3455

City, State, Zip: North Fort Myers, Florida 33918

Phone Number: 239-656-2109 Email Address: raymond.boss@lcec.net

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

Section Number	Requirement
#1 10-154(10)	Traffic Impact Statement
#2	
#3	
#4	
#5	
#6	
#7	
#8	
#9	

B. SCOPE OF PROJECT AND REASON(S) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type.)

LCEC is constructing an essential service facility to provide office, temporary housing, and equipment and material storage to better serve the residents of North Captiva. The facility will consist of a 2-story building with garage storage on the bottom level and office and housing areas on the second floor. North Captiva is an area that has limited automotive traffic. A traffic impact statement is not necessary.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. I have full authority to secure the approval(s) requested as a result of any action approved by the County in accordance with this application and the Land Development Code.

Sarah Buller

Signature of Applicant

9/6/2024

Date

.....
FOR STAFF USE ONLY
.....

DIRECTOR'S DECISION:

☐
☐
☐

Request Denied

Request Approved

Request Approved Per Attached Comments

Director Signature

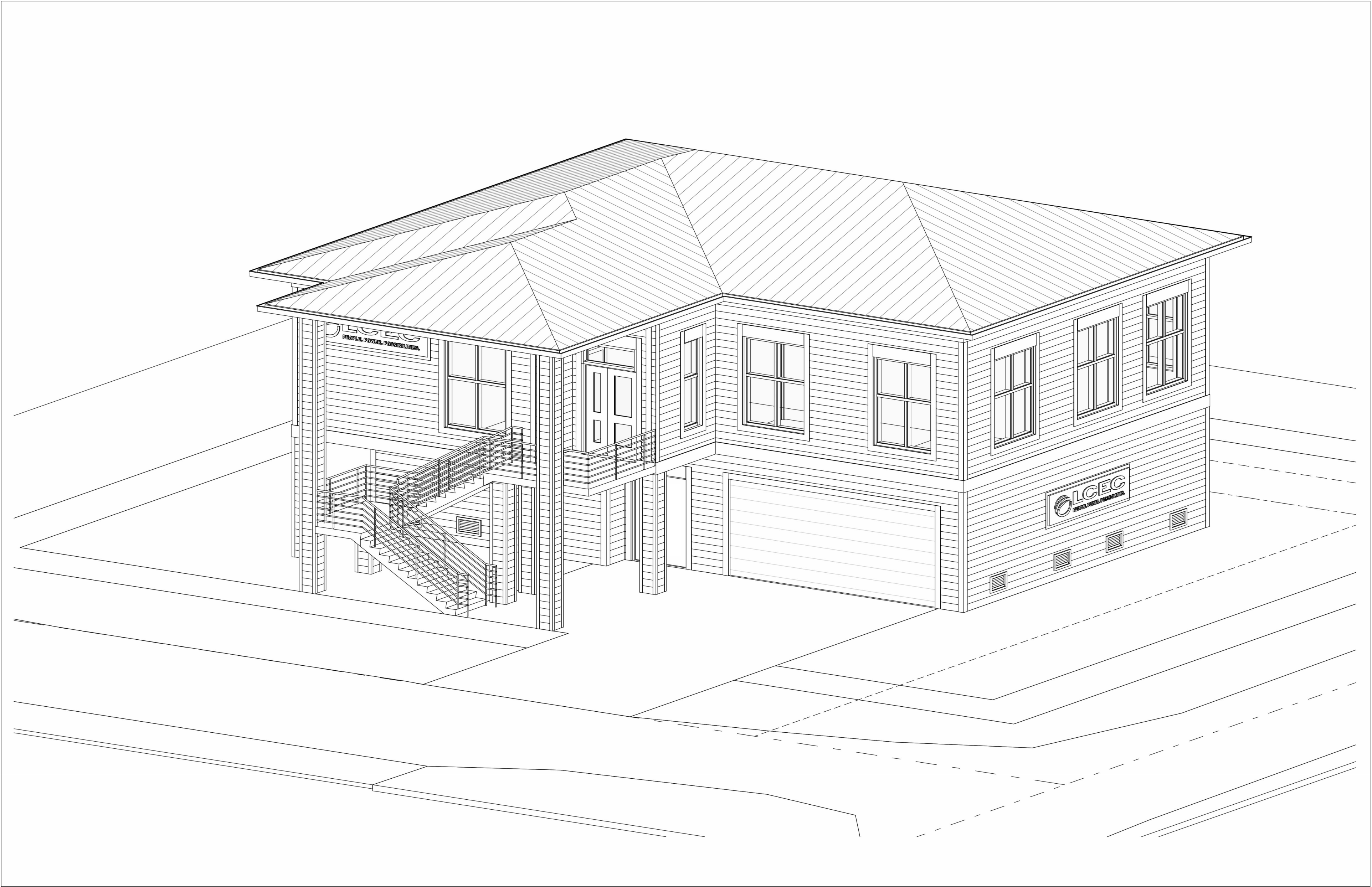
Date

LeeGIS Data Explorer



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LEE COUNTY ELECTRIC
COOPERATIVE

SCHEMATIC DESIGN
08/27/2024
HJ COMM No: 24047.02

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LCEC UPPER CAPTIVA SERVICE CENTER

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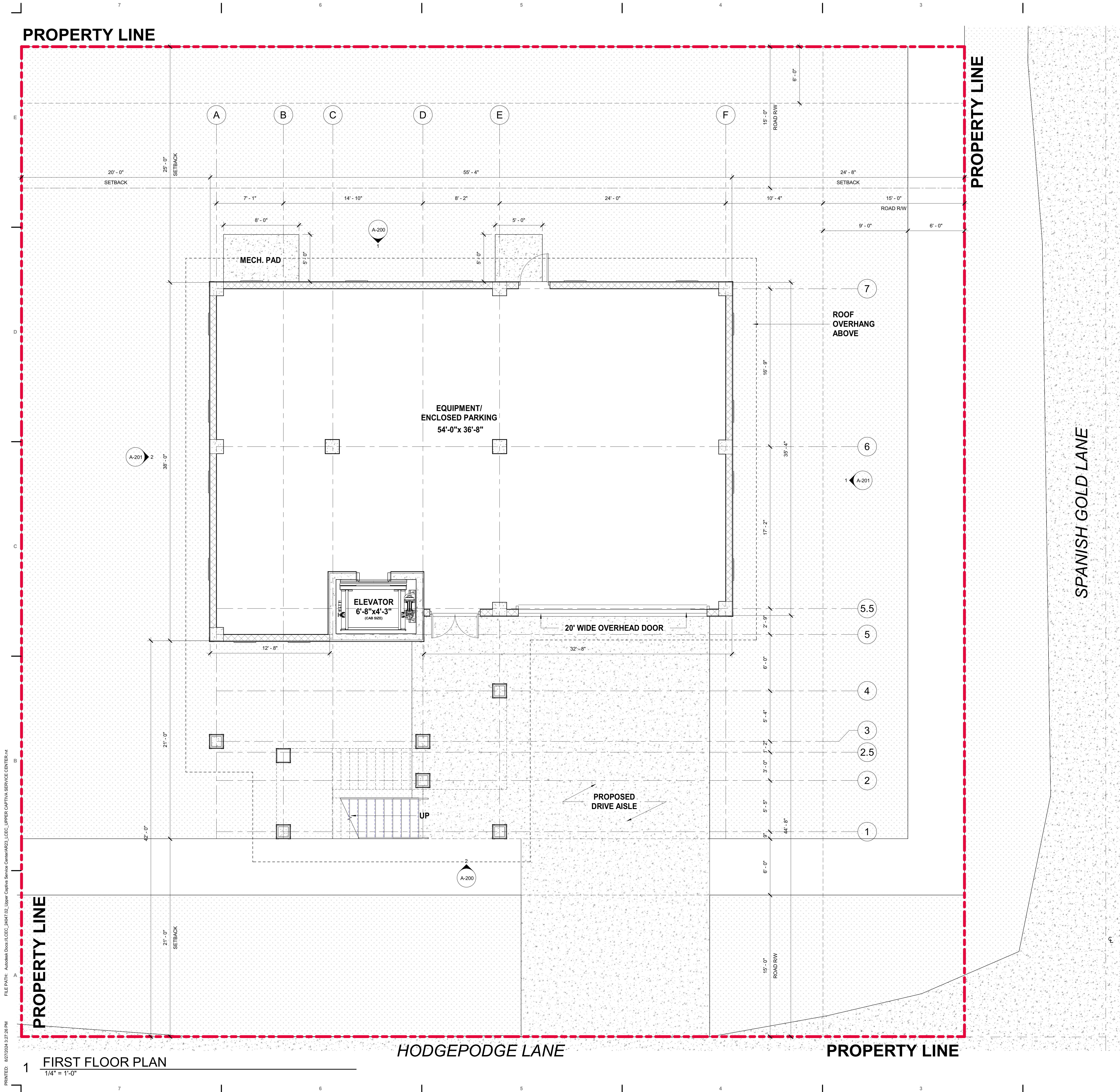
TO THE BEST OF MY KNOWLEDGE, THE PLANS
AND SPECIFICATIONS COMPLY WITH THE
MINIMUM BUILDING CODES.

NAME: LIC. # DATE:
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ARCHITECTURE
INTERIOR DESIGN

AR 0013140

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Jacksonville 904-396-3300
Orlando 407-667-7727
Sarasota 941-954-7632
St. Petersburg 727-896-4611
Tampa 813-286-8206
West Palm Beach 561-478-4457
www.HarvardJolly.com



FLOOR PLAN NOTES:

1. FIRE RESISTANCE - MAINTAIN INTEGRITY OF EXISTING FIRE AND/OR SMOKE PARTITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. MAINTAIN INTEGRITY OF ALL EXISTING FIREPROOFING, FIRESTOPPING, COLUMN ENCLOSURES, ETC. TO ENSURE FIRE RESISTANCE MEETS OR EXCEEDS THAT ORIGINALLY REQUIRED OR SPECIFIED. PATCH ALL AREAS DAMAGED OR REMOVED DUE TO NEW CONSTRUCTION TO MATCH THAT OF THE EXISTING OR AS REQUIRED FOR NEW.
2. FINISHES - ALL EXISTING FINISHES SHALL REMAIN, UNLESS SCHEDULED FOR NEW. CONTINUE EXISTING FINISHES TO REMAIN INTO NEW EXTENDED AREAS THAT ARE ADJACENT. PATCH & REPAIR EXISTING TO MATCH NEW. PREPARE SUBSTRATES TO RECEIVE NEW FINISHES WHERE SCHEDULED. FINISH ALL PATCHED OR EXTENDED WALLS TO NEAREST CHANGE OF DIRECTION, WALL TERMINATION, OR INTERSECTION PHASING - COORDINATE EQUIPMENT DELIVERIES AND INSTALLATION WITH THE PHASING PLAN FOR APPROPRIATE SCHEDULING.
3. CONFLICTS - ANY CONFLICT FOUND WITH EXISTING CONDITIONS AND REQUIREMENTS FOR NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. IF THE CONFLICT AFFECTS THE PROGRESS OF THE WORK, VERIFY WITH ARCHITECT SOLUTION NECESSARY PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK AND IN A TIMELY FASHION SO AS NOT TO DELAY THE WORK. COORDINATE ALL TRADES TO ASCERTAIN NO FURTHER WORK WILL BE IMPACTED BY THE CONFLICT, OR ITS SOLUTION.
4. REFER TO FINISH SCHEDULE LEGEND FOR ALL WALL PROTECTION TYPE DEFINITIONS.

PLAN NOTES: NUMBERED ITEMS NN

1. ---
2. ---
3. ---

- CONC. WALLS.
- NEW CMU WALLS. FURRING/FACING CONDITIONS MAY VARY BY TYPE.
- NEW STUD WALLS. FACING CONDITIONS MAY VARY BY TYPE.

WALLS LEGEND

UPPER CAPTIVA
LCEC SERVICE CENTER

HODGEPODGE LN. & SPANISH GOLD LN.
CAPTIVA, FL 33924
SCHEMATIC DESIGN

Comm. No: 24047.02

Date: 08/27/2024

Drawn by:

Checked by:

Revisions		
No.	Date	Revision Description

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

NAME: LIC. # DATE:

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FLOOR PLAN

A-100

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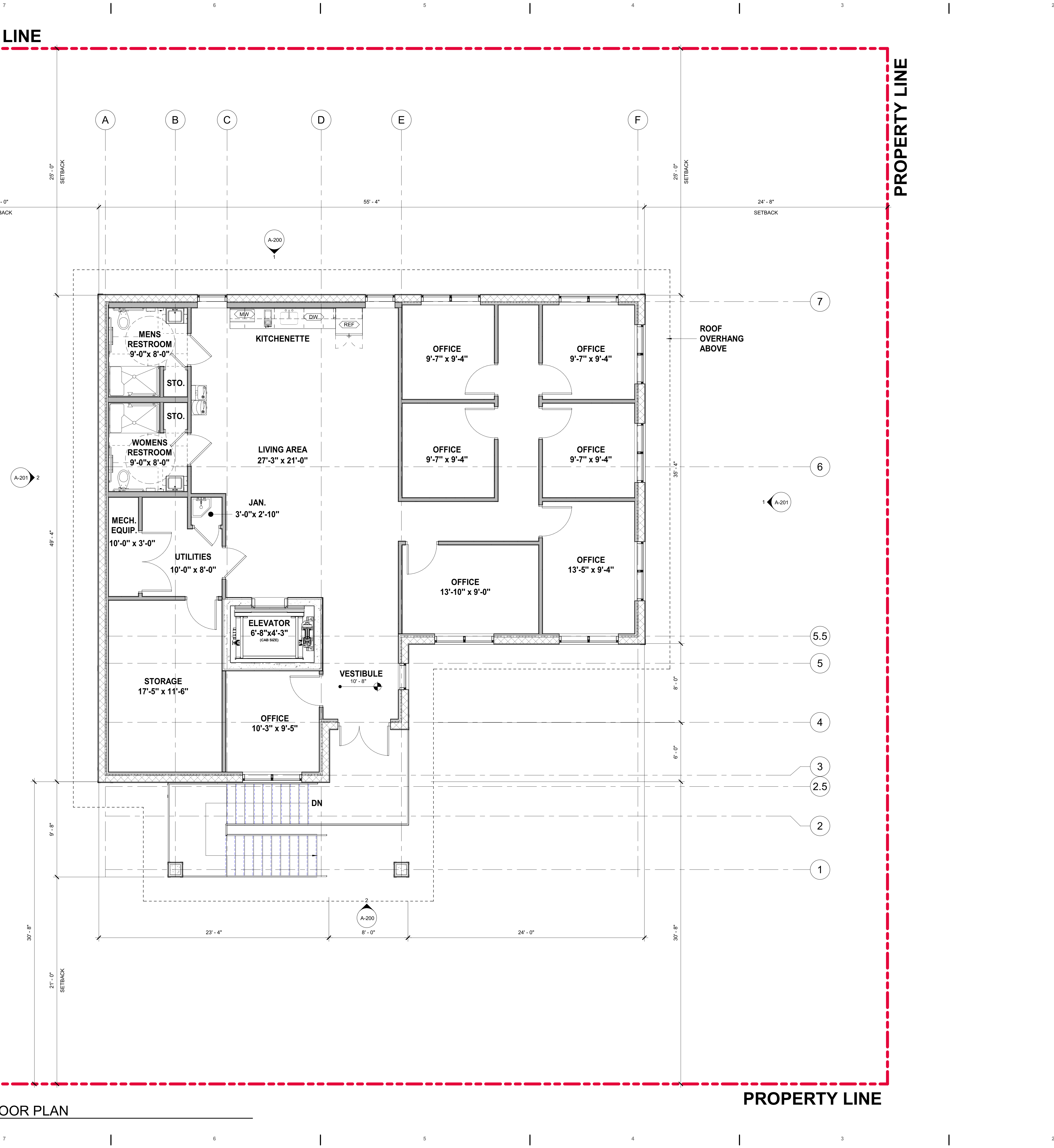
12751 NEW BRITTANY BLVD., STE. 401, FT. MYERS, FL 33907 | 239.275.7774 | www.harvardjolly.com | AR 0013140

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



FLOOR PLAN NOTES:

1. FIRE RESISTANCE - MAINTAIN INTEGRITY OF EXISTING FIRE AND/OR SMOKE PARTITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. MAINTAIN INTEGRITY OF ALL EXISTING FIREPROOFING, FIRESTOPPING, COLUMN ENCLOSURES, ETC. TO ENSURE FIRE RESISTANCE MEETS OR EXCEEDS THAT ORIGINALLY REQUIRED OR SPECIFIED. PATCH ALL AREAS DAMAGED OR REMOVED DUE TO NEW CONSTRUCTION TO MATCH THAT OF THE EXISTING OR AS REQUIRED FOR NEW.
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PLAN NOTES: NUMBERED ITEMS NN

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2. ---
3. ---

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- NEW CMU WALLS. FURRING/FACING CONDITIONS MAY VARY BY TYPE.
- NEW STUD WALLS. FACING CONDITIONS MAY VARY BY TYPE.

WALLS LEGEND

UPPER CAPTIVA
LCEC SERVICE CENTER

HODGEPODGE LN. & SPANISH GOLD LN.
CAPTIVA, FL 33924
SCHEMATIC DESIGN

Comm. No: 24047.02

Date: 08/27/2024

Drawn by:

Checked by:

Revisions		
No.	Date	Revision Description

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONFORM WITH THE MINIMUM BUILDING CODES.

NAME: LJC, # DATE:
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FLOOR PLAN

A-101

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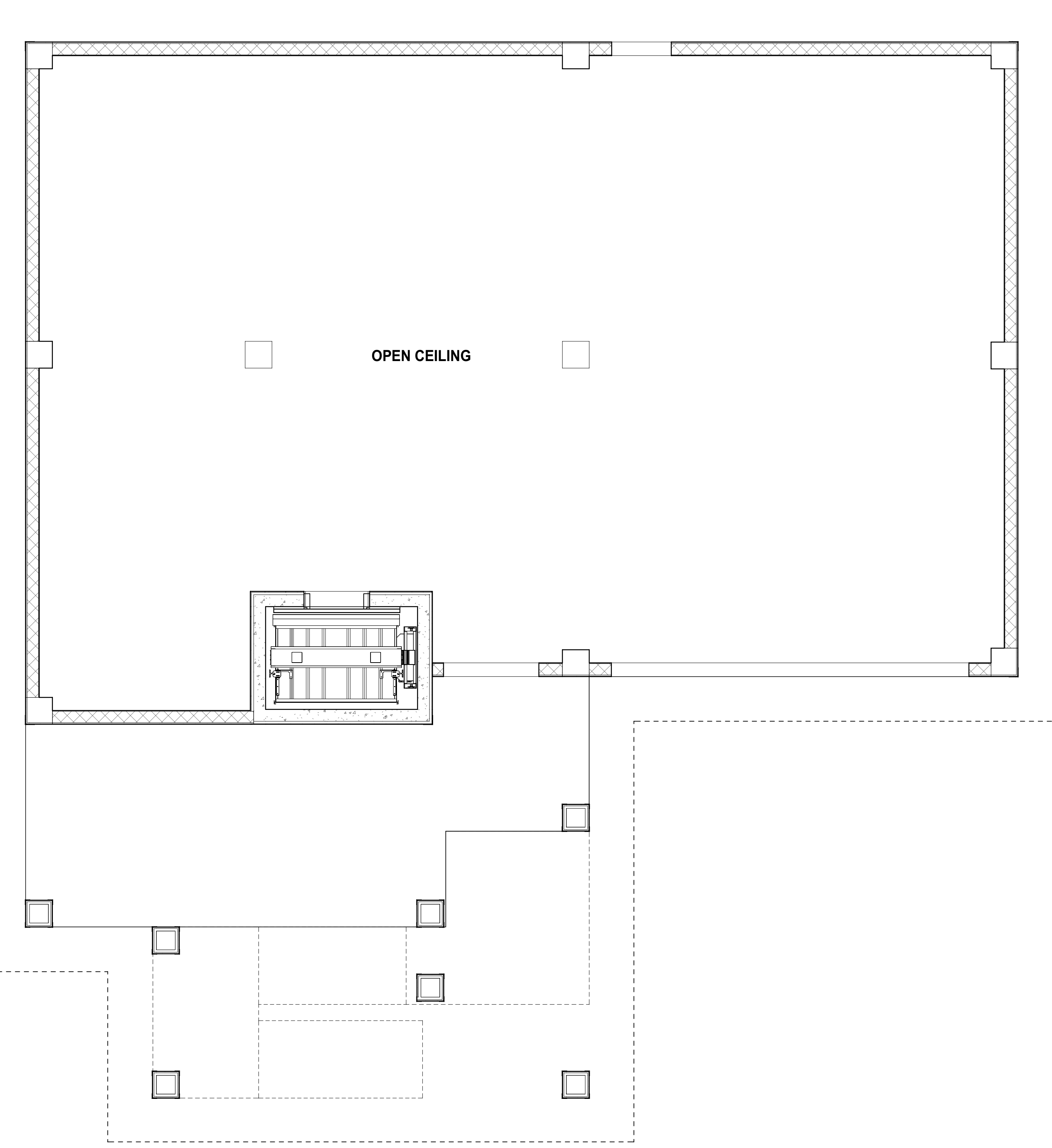
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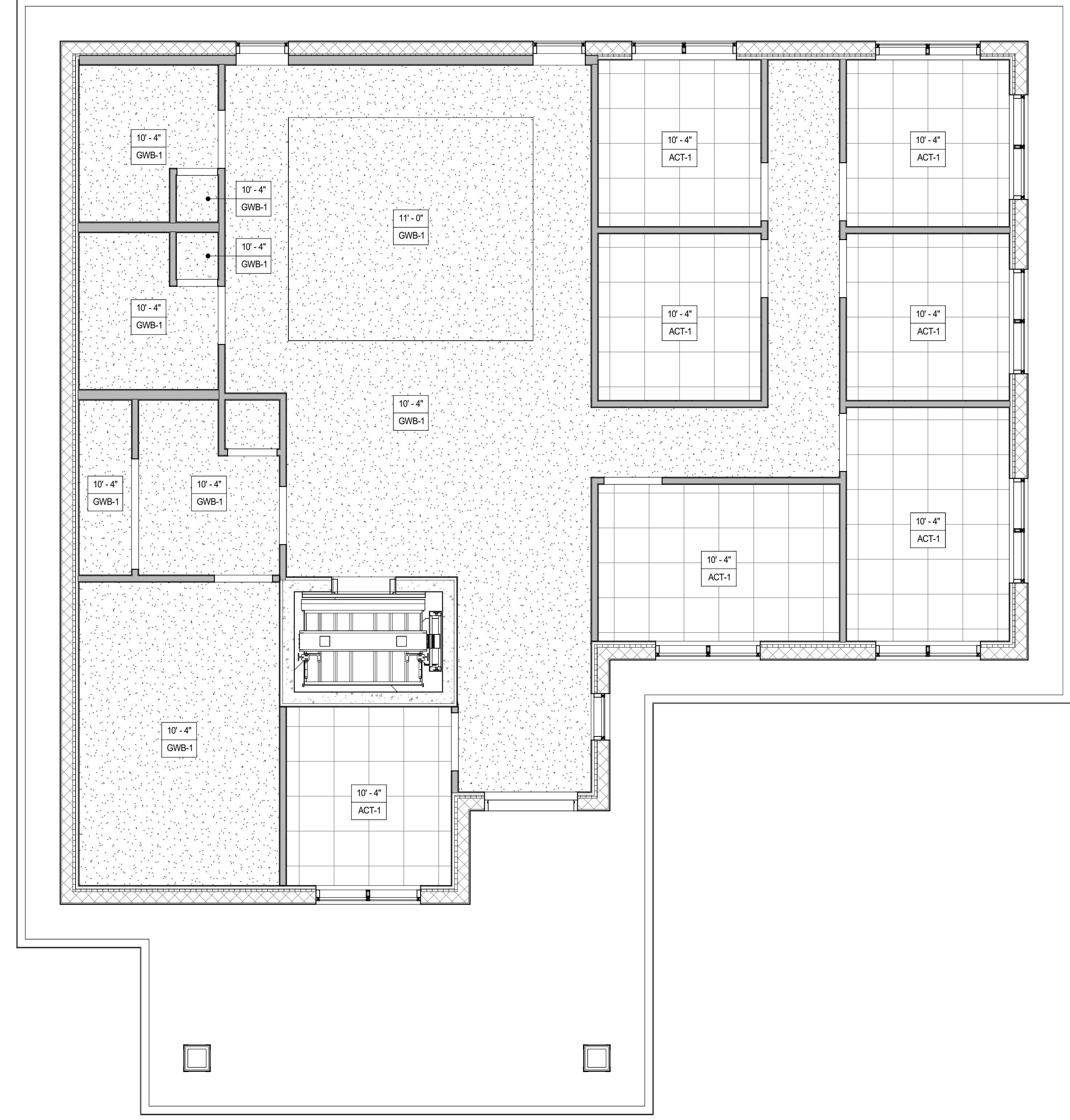
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1 FIRST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



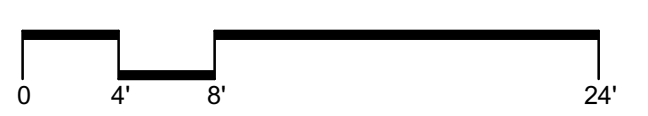
2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

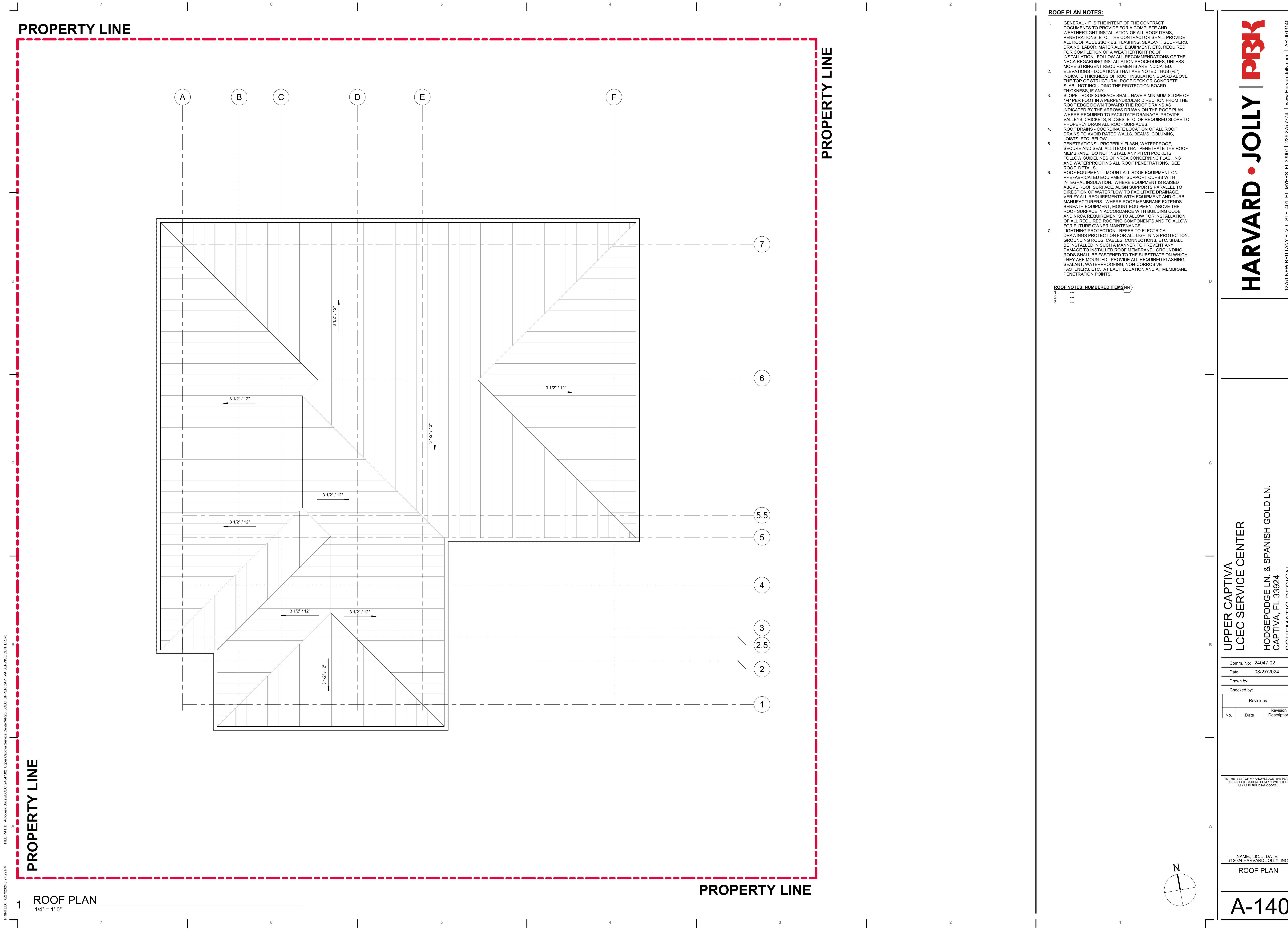
REFLECTED CEILING LEGEND

- LAY-IN CEILING SYSTEM ACT-[-]
- LAY-IN CEILING SYSTEM ACT-[-]
- LAY-IN CEILING SYSTEM ACT-[-] (CLEAN ROOM)
- GYPSUM WALL BOARD CEILING SYSTEM GWB-[-]
- CEMENT PLASTER CEILING SYSTEM CP-[-]
- PLANK PANEL CEILING SYSTEM P-[-]
- CORD REEL - REFER TO ELECT. DRAWINGS
- CEILING FAN (SIZE, TYPE, AND GRAPHICS ON PLANS MAY VARY)
- 2X4 RECESSED LUMINAIRE
- 2X2 RECESSED LUMINAIRE
- 1X4 RECESSED LUMINAIRE
- SHOP LIGHT WITH HOOD
- SURFACE MOUNTED STROBE LUMINAIRE
- TAPE/ TRACK / LINEAR/ SUSPENDED BOX LIGHTING
- RECESS CAN DOWNLIGHT. SIZE VARIES
- PENDANT LIGHT. SIZE AND TYPE VARIES
- WALL LIGHT FIXTURE. SIZE AND TYPE VARIES
- MINI PENDANT LIGHT. SIZE AND TYPE VARIES
- ILLUMINATED EXIT SIGN, SINGLE FACE, W/ DIRECTION ARROW (REFER TO ELECTRICAL DRAWINGS).
- F/A SMOKE DETECTOR (REFER TO ELECTRICAL DRAWINGS).
- F/A HEAT DETECTOR (REFER TO ELECTRICAL DRAWINGS).
- SPRINKLER HEAD (REFER TO FP DRAWINGS).
- CONCEALED SPRINKLER HEAD (REFER TO FP DRAWINGS).
- DIFFUSER GRILLE (REFER TO MECH. DRAWINGS).
- RETURN AIR GRILLE (REFER TO MECH. DRAWINGS).
- EXHAUST GRILLE (REFER TO MECH. DRAWINGS).
- ACCESS PANEL (SIZE PER NOTES AND OR MECHANICAL DRAWINGS)
- CEILING MOUNTED SPEAKER (REFER TO ELECTRICAL DRAWINGS).
- EMERGENCY CALL DOME LIGHT (REFER TO ELECTRICAL DRAWINGS).
- INDICATES CEILING HEIGHT AFF IN FEET AND INCHES & INDICATES CEILING TYPE
- EXPOSED STRUCTURE (NO CEILING) GWB ON THIS ROOM SIDE OF DEMISING PARTITIONS SHALL EXTEND TO UNDERSIDE OF DECK ABOVE. ADDITIONAL REQUIREMENTS MAY BE NECESSARY IF PARTITION INDICATES A FIRE, SMOKE OR SOUND TRANSMISSION RATING

- NOTES
- REFER ALSO TO MECHANICAL ELECTRICAL DRAWINGS FOR ADDITIONAL CRITERIA ON ABOVE SYSTEMS AS APPLICABLE.
 - CENTER SYSTEMS IN CEILINGS ADJACENT TO DOORS ON CENTER OF NEW GAW WALLS.
 - CEILING TILES - FURRING/FACING CONDITIONS MAY VARY BY TYPE. FINISHED AREAS TO THE GREATEST EXTENT POSSIBLE SHALL BE CENTERED ON CONDITIONS MAY VARY BY TYPE.
 - WHEN SHOWN, CEILING HEIGHT SHALL MATCH EXISTING AT ADJACENT LOCATIONS. U.O.N.
 - GRILLES, DIFFUSERS, REGISTERS - COORDINATE REFLECTED CEILING PLANS AND MECHANICAL PLANS. CONFLICTS SHALL BE RESOLVED PRIOR TO INSTALLATION.
 - FOR FIXTURES - COORDINATE REFLECTED CEILING PLAN AND ELECTRICAL LIGHTING PLAN. CONFLICTS SHALL BE RESOLVED PRIOR TO INSTALLATION.
 - SUPPORT - DO NOT HANG SYSTEMS FROM EXISTING OR NEW METAL DECKING. CONNECT OR SUSPEND ONLY FROM STRUCTURAL MEMBERS OR MEMBERS THAT ARE SECURED TO THE STRUCTURE.
 - ACOUSTICAL TILE SUPPORT - WHENEVER ITEMS SUCH AS SMOKE DETECTORS, SIGNAGE, SPEAKERS, ETC. ARE ATTACHED TO CEILING TILES, PROVIDE CROSS BRACE SUPPORT SECURED TO EACH SIDE OF ITEM. BRACE SHALL BE LOCATED TO PROVIDE FULL SUPPORT OF ITEM INDEPENDENTLY OF TILE WITHOUT ANY SAG, BOW OR TWIST OF CEILING OR GRID.
 - EXISTING CEILING COORDINATION: AT AREAS WITH EXISTING CEILINGS EXTENDED INTO NEW AREAS WHERE REQUIRED BY NEW CONSTRUCTION, ATTEMPT TO MATCH EXISTING CONSTRUCTION, TYPE, COLOR AND SPACING OF GRID, SPRINKLERS, ETC. TAKE CARE NOT TO DAMAGE EXISTING CEILINGS TO BE REUSED OR EXTENDED. REPAIR OR REPLACE AREAS DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
 - THE EXTENT OF THE CEILING WORK IS INTENDED TO BE ALL INCLUSIVE. REFER ALSO TO MECHANICAL AND ELECTRICAL DRAWINGS.



Revisions		
No.	Date	Revision Description



PRINTED: 8/27/2024 3:27:28 PM
FILE PATH: Autodesk Docs\11\CEC\24047.02_Upper Captiva Service Center\AR23_LCSC_UPPER CAPTIVA SERVICE CENTER.rvt

1 ROOF PLAN
1/4" = 1'-0"

- ROOF PLAN NOTES:**
1. GENERAL - IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE FOR A COMPLETE AND WEATHERTIGHT INSTALLATION OF ALL ROOF ITEMS, PENETRATIONS, ETC. THE CONTRACTOR SHALL PROVIDE ALL ROOF ACCESSORIES, FLASHING, SEALANT, SCUPPERS, DRAINS, LABOR, MATERIALS, EQUIPMENT, ETC. REQUIRED FOR COMPLETION OF A WEATHERTIGHT ROOF INSTALLATION. FOLLOW ALL RECOMMENDATIONS OF THE NRCA REGARDING INSTALLATION PROCEDURES, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
 2. ELEVATIONS - LOCATIONS THAT ARE NOTED THUS (+5') INDICATE THICKNESS OF ROOF INSULATION BOARD ABOVE THE TOP OF STRUCTURAL ROOF DECK OR CONCRETE SLAB, NOT INCLUDING THE PROTECTION BOARD THICKNESS, IF ANY.
 3. SLOPE - ROOF SURFACE SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT IN A PERPENDICULAR DIRECTION FROM THE ROOF EDGE DOWN TOWARD THE ROOF DRAINS AS INDICATED BY THE ARROWS DRAWN ON THE ROOF PLAN. WHERE REQUIRED TO FACILITATE DRAINAGE, PROVIDE VALLEYS, CRICKETS, RIDGES, ETC. OF REQUIRED SLOPE TO PROPERLY DRAIN ALL ROOF SURFACES.
 4. ROOF DRAINS - COORDINATE LOCATION OF ALL ROOF DRAINS TO AVOID RATED WALLS, BEAMS, COLUMNS, JOISTS, ETC. BELOW.
 5. PENETRATIONS - PROPERLY FLASH, WATERPROOF, SECURE AND SEAL ALL ITEMS THAT PENETRATE THE ROOF MEMBRANE. DO NOT INSTALL ANY PITCH POCKETS. FOLLOW GUIDELINES OF NRCA CONCERNING FLASHING AND WATERPROOFING ALL ROOF PENETRATIONS. SEE ROOF DETAILS.
 6. ROOF EQUIPMENT - MOUNT ALL ROOF EQUIPMENT ON PREFABRICATED EQUIPMENT SUPPORT CURBS WITH INTEGRAL INSULATION. WHERE EQUIPMENT IS RAISED ABOVE ROOF SURFACE, ALIGN SUPPORTS PARALLEL TO DIRECTION OF WATERFLOW TO FACILITATE DRAINAGE. VERIFY ALL REQUIREMENTS WITH EQUIPMENT AND CURB MANUFACTURERS. WHERE ROOF MEMBRANE EXTENDS BENEATH EQUIPMENT, MOUNT EQUIPMENT ABOVE THE ROOF SURFACE IN ACCORDANCE WITH BUILDING CODE AND NRCA REQUIREMENTS TO ALLOW FOR INSTALLATION OF ALL REQUIRED ROOFING COMPONENTS AND TO ALLOW FOR FUTURE OWNER MAINTENANCE.
 7. LIGHTNING PROTECTION - REFER TO ELECTRICAL DRAWINGS PROTECTION FOR ALL LIGHTNING PROTECTION. GROUNDING RODS, CABLES, CONNECTIONS, ETC. SHALL BE INSTALLED IN SUCH A MANNER TO PREVENT ANY DAMAGE TO INSTALLED ROOF MEMBRANE. GROUNDING RODS SHALL BE FASTENED TO THE SUBSTRATE ON WHICH THEY ARE MOUNTED. PROVIDE ALL REQUIRED FLASHING, SEALANT, WATERPROOFING, NON-CORROSIVE FASTENERS, ETC. AT EACH LOCATION AND AT MEMBRANE PENETRATION POINTS.

ROOF NOTES: NUMBERED ITEMS

1.	---
2.	---
3.	---

UPPER CAPTIVA
LCEC SERVICE CENTER

HODGEPODGE LN. & SPANISH GOLD LN.
CAPTIVA, FL 33924
SCHEMATIC DESIGN

Comm. No: 24047.02

Date: 08/27/2024

Drawn by:

Checked by:

Revisions		
No.	Date	Revision Description

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONFORM WITH THE MINIMUM BUILDING CODES.

NAME: LIC. # DATE:
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ROOF PLAN

A-140

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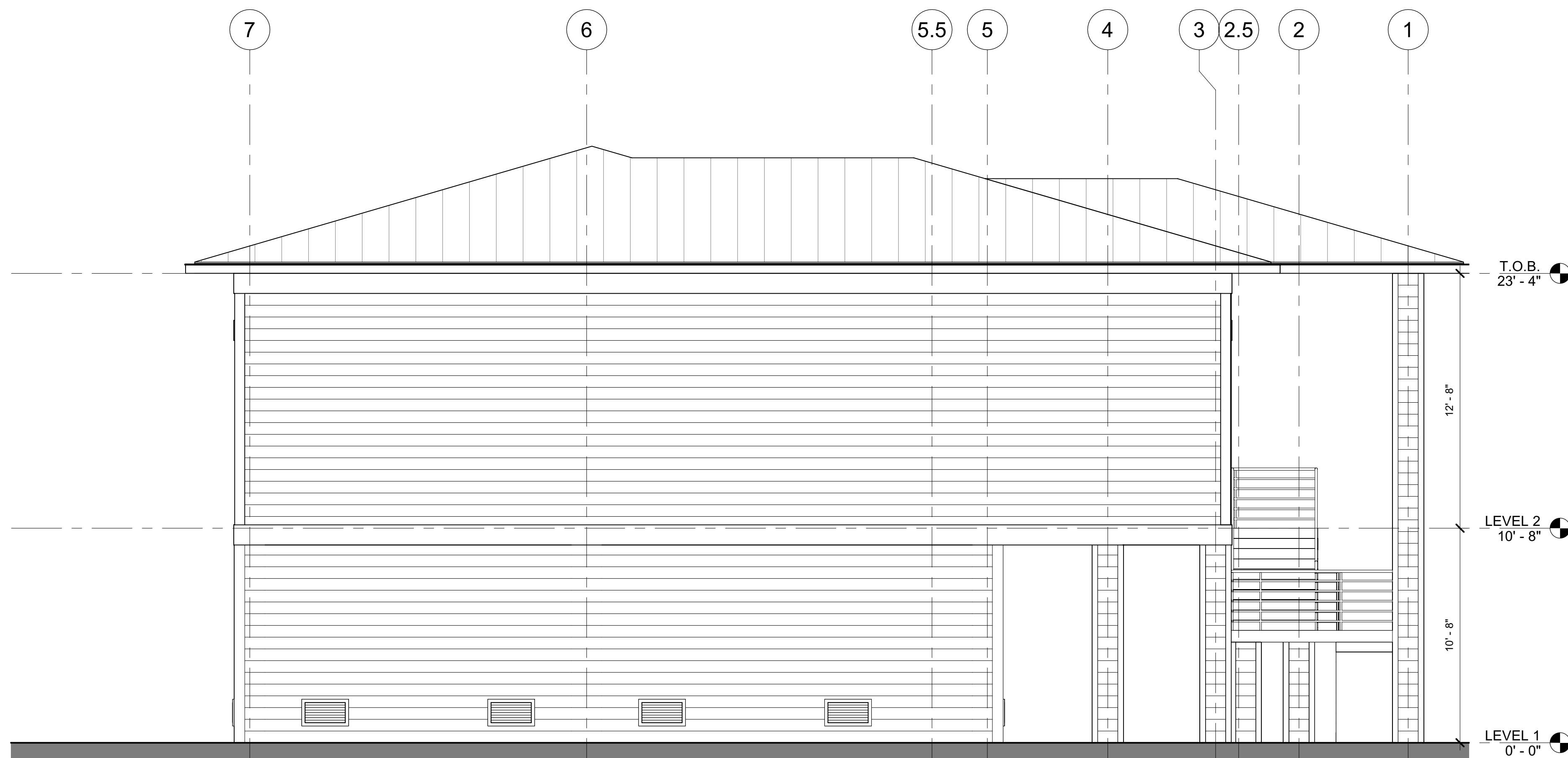
3

2

1



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES: (NN)
1. ---
2. ---
3. ---
4. ---
5. ---
6. ---
7. ---

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UPPER CAPTIVA
LCEC SERVICE CENTER
HODGEPODGE LN. & SPANISH GOLD LN.
CAPTIVA, FL 33924
SCHEMATIC DESIGN

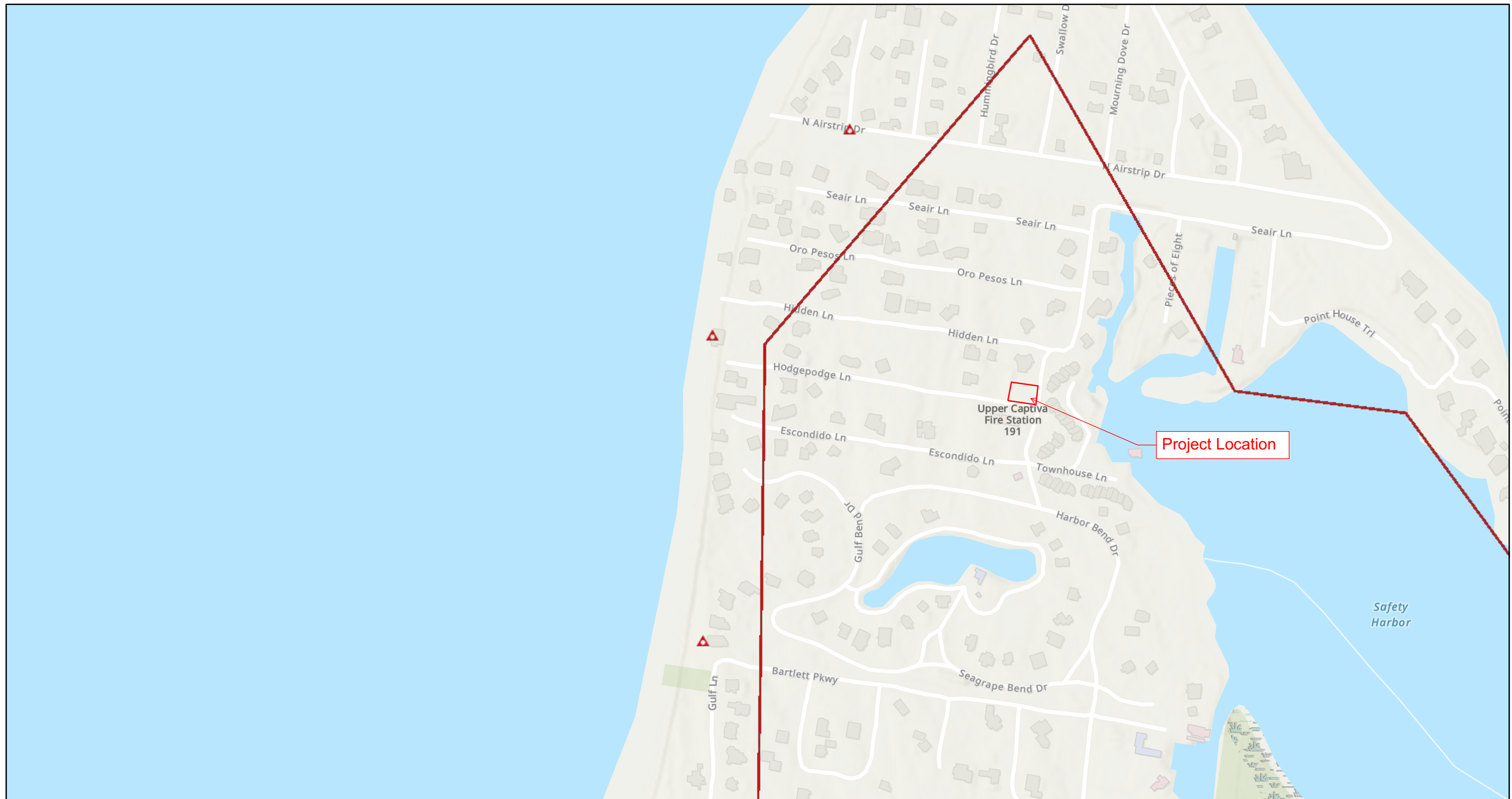
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Date: 08/27/2024		
Drawn by:		
Checked by:		
Revisions		
No.	Date	Revision Description

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

NAME: LJC, # DATE:
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EXTERIOR ELEVATIONS

A-201

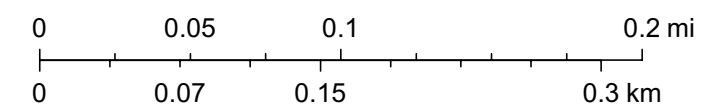
Coastal Construction Control Line



August 26, 2024

1:4,514

- CCCL
- Coastal Range Monuments
- ▲ Range Monuments



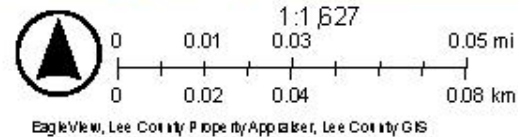
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Map created by Map Direct, powered by ESRI.

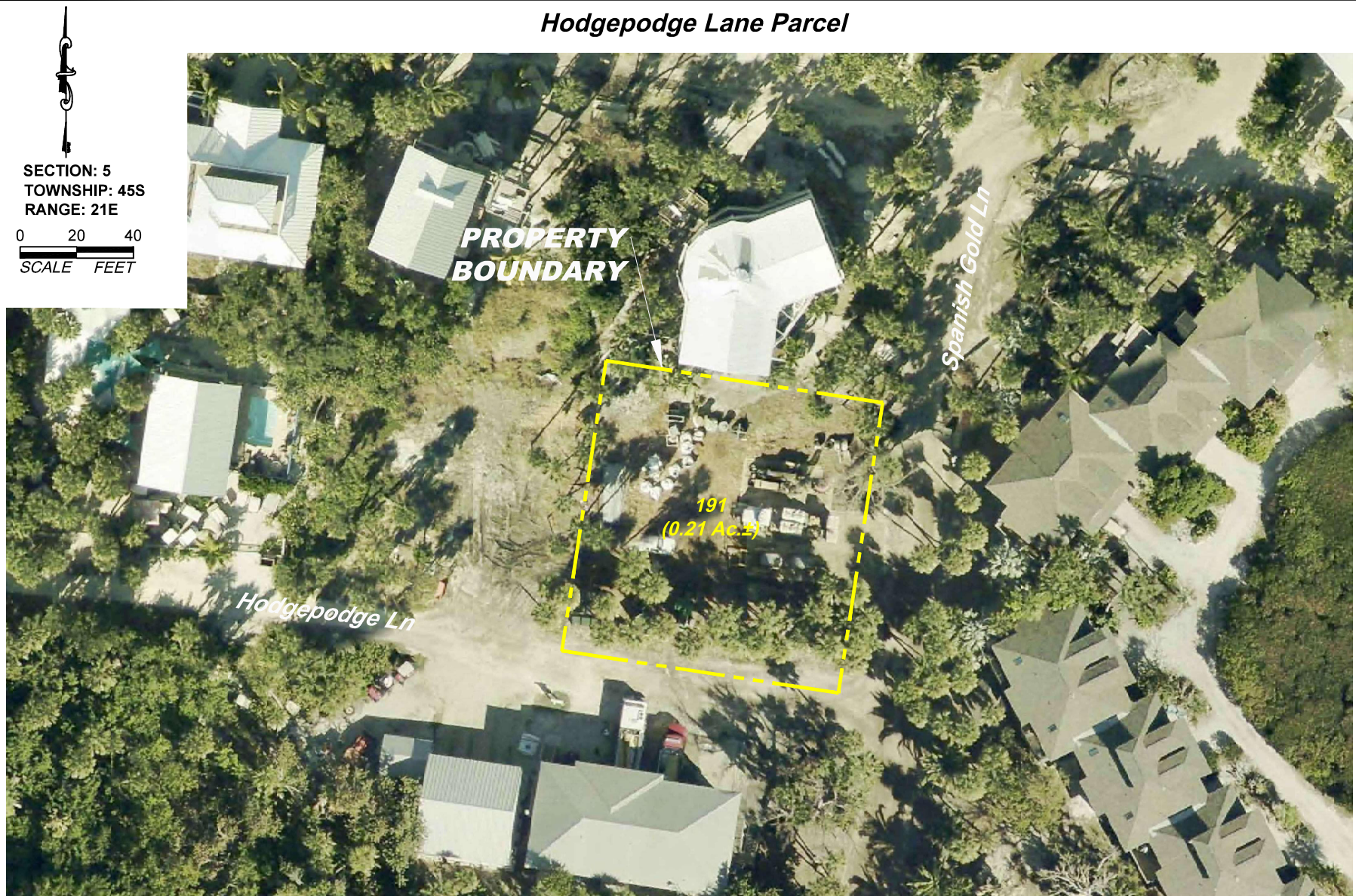


6/25/2024, 9:24:57 AM

Parcels



Hodgepodge Lane Parcel



Notes:

1. Property boundary was obtained from Avalon Engineering, Inc.
2. Mapping is based on photo interpretation of 2024 aerial photography and ground truthing in August 2024.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

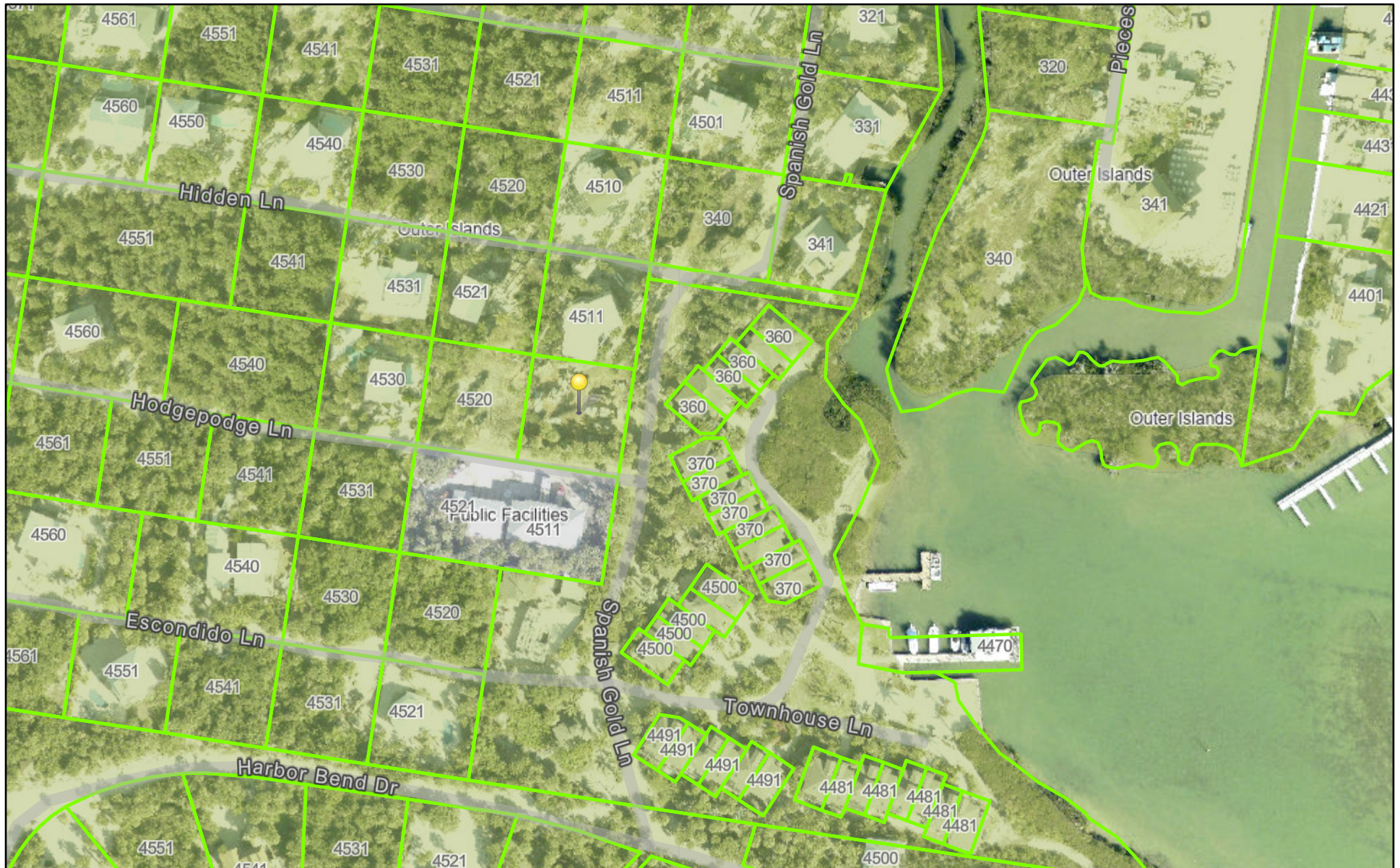
FLUCCS	Description	Acreage
191	Undeveloped Land within Residential Areas	0.21 Ac.±
Total		0.21 Ac.±

24-072

Figure 2. Vegetation Map

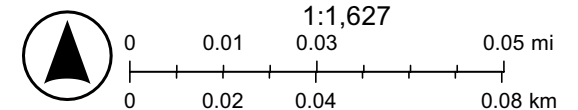
**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

LeeGIS Data Explorer



6/25/2024, 9:28:34 AM

Parcels Future Land Use Outer Islands Public Facilities



Lee County Government, GIS, EagleView, Lee County Property Appraiser, Lee County GIS

Lee County GIS

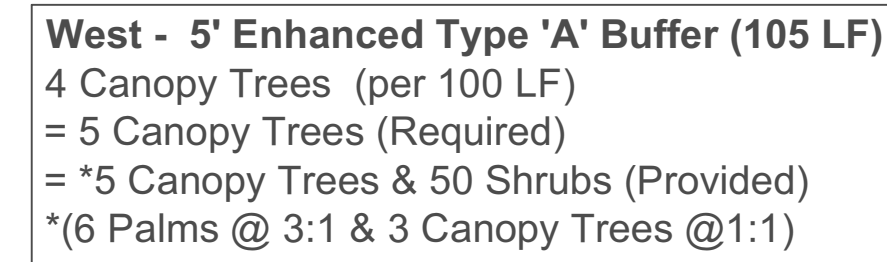
This is not a survey. Lee County GIS Department has prepared this map for informational purposes only. Details shown may be unofficial determinations and may not be accompanied by warranty or guarantee.

LEE COUNTY LANDSCAPE REQUIREMENTS

(Per Lee County, FL - Land Development Code / Chapter 10 - DEVELOPMENT STANDARDS / ARTICLE III, - DESIGN STANDARDS AND REQUIREMENTS / DIVISION 6. - OPEN SPACE, BUFFERING AND LANDSCAPING)

PLANT SCHEDULE						
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
...		*20	BUFFER TREES	CANOPY	...	YES
...		12	BUFFER PALMS (@3:1)	PALM	...	YES
...		*3	GENERAL TREES	CANOPY	...	YES
TOTAL TREES		*35	*REVIEW PURPOSE ONLY: 27 ~ 12 Palms (@3:1) + 23 (@1:1)			
PROPOSED SHRUBS						
...		172	BUFFER SHRUBS	SHRUB		YES
TOTAL SHRUBS		172				
...		...	FLORATAM GRASS, <i>Stenotaphrum secundatum</i> 'Floratam'	LAWN	THROUGHOUT	YES

ORANGE GEIGER
CRAPE MYRTLE
DAHOON HOLLY
JATROPHA
YELLOW CASSIA
EAST PALATKA HOLLY



E Seal: 

Hodgepodge Lane & Spanish
Gold Lane
Captiva, FL 33924

DATE IN:	10-04-2024
DRAWN BY:	PHW
CHECKED BY:	DKK

REVISION DATE:

Sheet: 1 of 2

L 1.0

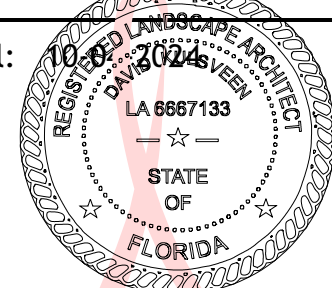


12. IRRIGATION REQUIRED. THE IRRIGATION SYSTEM SHALL BE OPERATED BY AN AUTOMATIC IRRIGATION CONTROLLER. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. A MOISTURE (RAIN) SENSOR SHALL BE INSTALLED IN THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A WAY THAT ELIMINATES THE APPLICATION OF WATER TO EXISTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE. IRRIGATION SHALL BE PROVIDED AT A MINIMUM OF 1.5 INCHES OF WATER TO HEAD OR 100% COVERAGE WITH SPRAY HEADS OR OTHER APPROVED DEVICE.

PROHIBITED INVASIVE EXOTICS	
Common Name	Scientific Name
Earleaf acacia	Acacia auriculiformis
Woman's tongue	Albizia lebbek
Bishopwood	Bischofia javanica
Australian Pines	All Casuarina species
Carrotwood	Cuplanopsis anacardioides
Rosewood	Dalbergia sissoo
Air potato	Dioscorea alata
Murray red gum	Eucalyptus camaldulensis
Weeping fig	Ficus benjamina
Cuban laurel fig	Ficus microcarpa
Japanese Climbing fern	Lygodium japonicum
Old World climbing fern	Lygodium microphyllum
Melaleuca, paper tree	Melaleuca quinquenervia
Dowry rose myrtle	Rhodomyrtus tomentosa
Chinese tallow	Sapium sebiferum
Brazilian pepper, Florida holly	Schinus terebinthifolius
Tropical soda apple	Solanum viarum
Java plum	Syzygium cumini
Rose apple	Syzygium jambos
Cork tree	Thespesia populnea
Wedelia	Wedelia trilobata

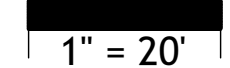
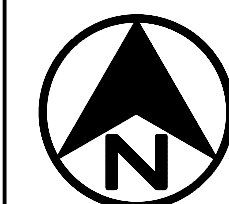


E Seal:



Hodgepodge Lane & Spanish
Gold Lane
Captiva, FL 33924

Avalon Engineering, Inc.
 2503 Del Prado Blvd. #200
 Cape Coral, FL 33904
 FBPE#3128 (239) 573-2077



LANDSCAPE DETAILS

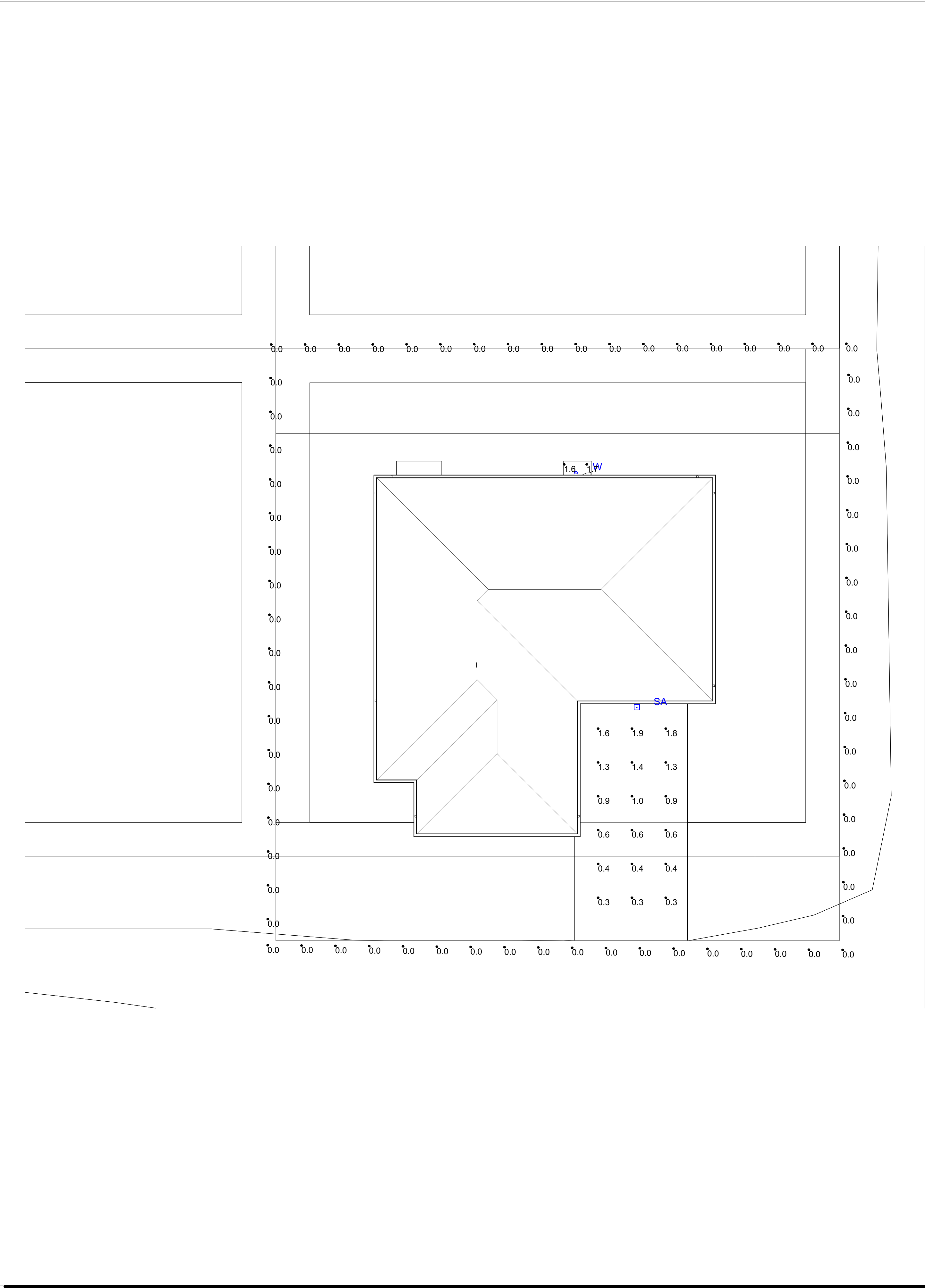
CHECKED BY: DKH

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80																				

REVISION DATE:

Sheet: 2 of 2

L 2.0



LCEC - CAPTIVA SITE LIGHTING

Luminaire Schedule								
Symbol	Qty	Label	Description	Lum. Watts	LLF	Lum. Lumens		
□	1	SA	GARDCO#: ECF-S-32L-400-AM-G2-4 / MTD AT 10' AFG	31.5	0.900	2141		
○	1	W	LITON#: WD1360BUE-DUN-TAM-LVR / WALL MTD AT 9' AFG	23.2	0.900	213		

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAY AREA	Illuminance	Fc	0.89	1.9	0.3	2.97	6.33
EGRESS DOOR	Illuminance	Fc	1.65	1.7	1.6	1.03	1.06
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Filename: LCECC-Site-2024-10-14.AGI



Disclaimer: SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures. This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.) In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep: PATTY ROSSIELLO

Office: FORT LAUDERDALE

Contact No: 561-632-4192

Processed By: JM

Filename: LCECC-Site-2024-10-14.AGI

LCEC - CAPTIVA
SITE LIGHTING



Site & Area

EcoForm

ECF-S wildlife



The **Gardco EcoForm Gen-2 luminaire** features narrow spectrum amber LEDs combined with special shielding, making it a wildlife friendly lighting solution. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Qty: _____
 Notes: _____

Ordering guide

example: ECF-S-64L-600-AM-G2-AR-5-120-FWC-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S			AM-G2			
ECF-S EcoForm site and area, wildlife	32L 32 LEDs (2 modules)	400 400 mA	AM-G2 Direct Amber, nominal 590nm narrow spectrum LED Generation 2	AR ² Arm Mount (standard)	Type 2 Type 2	120 120V
	48L 48 LEDs (3 modules)	600 600 mA		The following mounting kits must be ordered separately (See accessories)	Type 3 Type 3	208 208V
	64L 64 LEDs (4 modules)				Type 4 Type 4	240 240V
				WS Wall mount with surface conduit rear entry permitted	Type 5 Type 5	277 277V
				RAM ² Retrofit arm mount kit	5W Type 5W	347 347V
						480 480V
						UNV 120-277V (50/60Hz)
						HVU 347-480V (50/60Hz)

Options						
Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish	
DD ⁴ 0-10V External dimming (for controls by others)	IMRI3 ¹³ Integral with #3 lens	PCB ^{8,9} Photocontrol Button	Fusing	Square Pole Adapter included in standard product	Textured	
FAWS ^{4,5} Field Adjustable Wattage Selector	IMRI7 ¹³ Integral with #7 lens	TLRD5 ¹⁰ Twist Lock Receptacle 5 Pin	F1 ⁹ Single (120, 277, 347VAC)		BK Black	
BL ^{1,4,14} Bi-level functionality		TLRD7 ¹⁰ Twist Lock Receptacle 7 Pin	F2 ⁹ Double (208, 240, 480VAC)		WH White	
DynaDimmer: Automatic Profile Dimming		TLRPC ¹¹ Twist Lock Receptacle w/ Photocell	Pole Mount Fusing	TB Terminal Block	BZ Bronze	
CS50 ^{4,8} Safety 50% Dimming, 7 hours			FP1 ⁹ Single (120, 277, 347VAC)	RPA¹² Round Pole Adapter (fits to 3"- 3.9" O.D. pole)	DGY Dark Gray	
CM50 ^{4,8} Median 50% Dimming, 8 hours			FP2 ⁹ Double (208, 240, 480VAC)		MGY Medium Gray	
CS30 ^{4,8} Safety 30% Dimming, 7 hours			FP3 ⁹ Canadian Double Pull (208, 240, 480VAC)	FWC³ Wildlife Friendly External House side shield	Customer specified	
CM30 ^{4,8} Median 30% Dimming, 8 hours			Surge Protection (10kA standard)		RAL Specify optional color or RAL (ex: RAL7024)	
			SP2 Increased 20kA		CC Custom color (Must supply color chip for required factory quote)	

- BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
- Mounts to a 4" round pole with adapter included for square poles.
- Limited to a maximum of 45 degrees aiming above horizontal.
- Not available with other dimming control options.
- Not available with motion sensor.
- Not available with photocontrol.
- Must specify a motion sensor lens.
- Not available in 347 or 480V
- Must specify input voltage.
- TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
- Not available in 480V. Order photocell separately with TLRD5/7.
- Not available with DCC.
- Not available with SF and WS. RPAs provided with black finish standard.
- HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
- Not available with DD, DCC, and FAWS dimming control options.
- Not available with DD, DCC, FAWS and LLC dimming control options.
- When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
- 0-10V dimming driver standard.
- LCL and RCL not available with 48L-1.2A or 64L-1A.



ECF-S EcoForm wildlife

Site & Area

EcoForm Accessories¹ (ordered separately, field installed)

Luminaire Accessories

ECF-BD-G2	Bird deterrent
ECF-RAM-G2-(F)	Retrofit Arm mount kit
ECF-WS-G2-(F)	Wall mount with surface conduit rear entry permitted

EcoForm PTF2
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

1. Consult Signify to confirm whether specific accessories are BAA-compliant.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 600 mA	>100,000 hours	>60,000 hours	>88%

LED Wattage and Lumen Values

Unshielded

Ordering Code	Total LEDs	LED Current (mA)	Dominant Wavelength (nm)	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
ECF-S-32L-400-AM-G2-x	32	400	596	32	2,092	66	B1-U0-G1	2,047	65	B1-U0-G1	2,141	68	B1-U0-G1	2,259	72	B2-U0-G0	2,187	69	B2-U0-G1
ECF-S-32L-600-AM-G2-x	32	600	596	48	2,449	51	B1-U0-G1	2,396	50	B1-U0-G1	2,507	52	B1-U0-G1	2,645	55	B2-U0-G1	2,560	53	B2-U0-G1
ECF-S-48L-400-AM-G2-x	48	400	596	47	3,120	66	B1-U0-G1	3,052	64	B1-U0-G1	3,193	67	B1-U0-G1	3,369	71	B2-U0-G1	3,261	69	B2-U0-G1
ECF-S-48L-600-AM-G2-x	48	600	596	72	3,650	50	B1-U0-G1	3,571	49	B1-U0-G1	3,736	52	B1-U0-G1	3,943	54	B3-U0-G1	3,816	53	B3-U0-G1
ECF-S-64L-400-AM-G2-x	64	400	596	62	4,106	67	B1-U0-G1	4,017	65	B1-U0-G1	4,202	68	B1-U0-G1	4,434	72	B3-U0-G1	4,292	70	B3-U0-G1
ECF-S-64L-600-AM-G2-x	64	600	596	94	4,805	51	B1-U0-G1	4,701	50	B1-U0-G1	4,918	52	B1-U0-G2	5,190	55	B3-U0-G1	5,023	54	B3-U0-G1

Shielded

Ordering Code	Total LEDs	LED Current (mA)	Dominant Wavelength (nm)	Average System Watts	2-FWC		3-FWC		4-FWC		5-FWC		5W-FWC	
					Lumen Output	Efficacy (LPW)	Lumen Output	Efficacy (LPW)	Lumen Output	Efficacy (LPW)	Lumen Output	Efficacy (LPW)	Lumen Output	Efficacy (LPW)
ECF-S-32L-400-AM-G2-x	32	400	596	32	680	22	665	21	696	22	734	23	710	22
ECF-S-32L-600-AM-G2-x	32	600	596	48	795	16	778	16	814	17	859	18	831	17
ECF-S-48L-400-AM-G2-x	48	400	596	48	1,013	21	991	21	1,037	22	1,094	23	1,059	22
ECF-S-48L-600-AM-G2-x	48	600	596	73	1,186	16	1,160	16	1,213	17	1,281	18	1,239	17
ECF-S-64L-400-AM-G2-x	64	400	596	62	1,334	22	1,305	21	1,365	22	1,441	23	1,394	23
ECF-S-64L-600-AM-G2-x	64	600	596	94	1,561	17	1,527	16	1,598	17	1,686	18	1,632	17

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

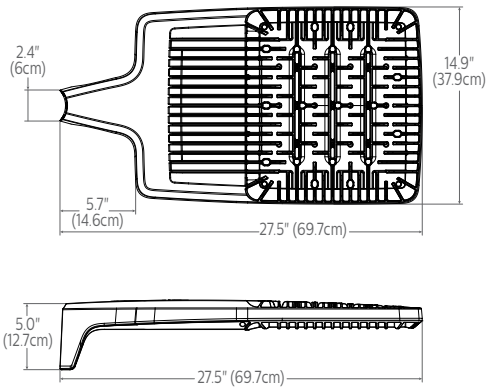
ECF-S EcoForm wildlife

Site & Area

Dimensions

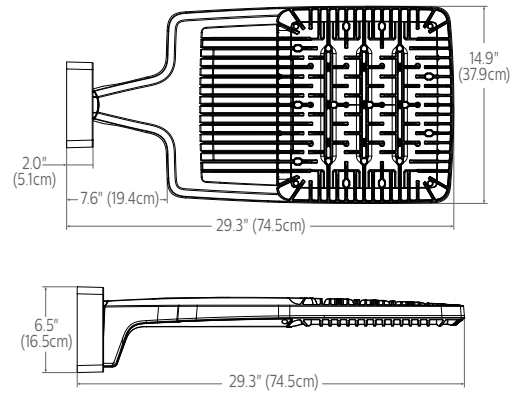
Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



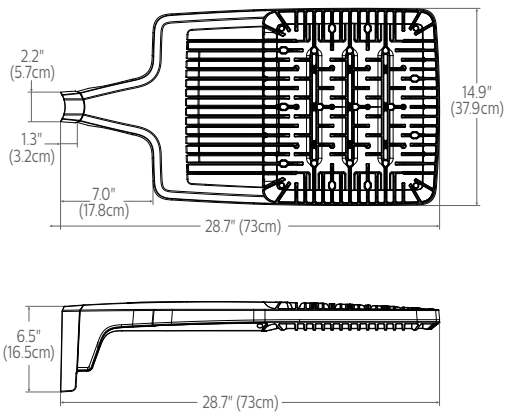
Wall (WS)

Weight: 27 Lbs. (12. 2Kg) EPA: 0.27ft² (.025m²)



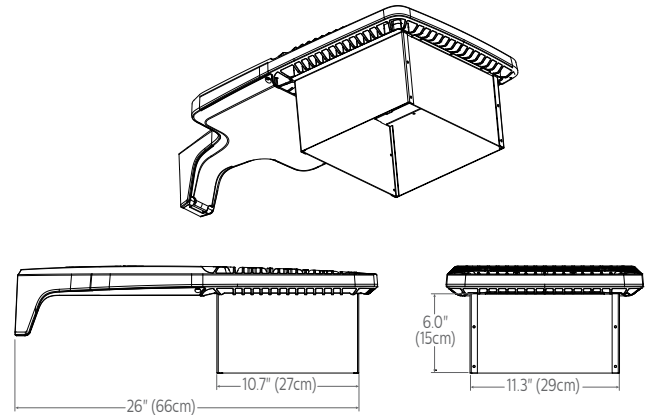
Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

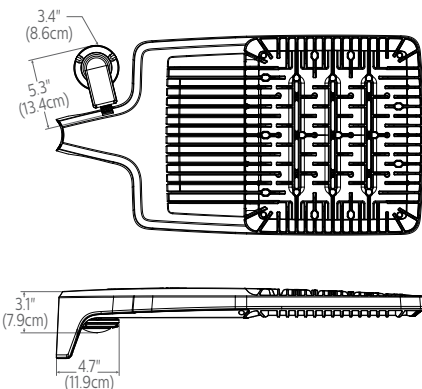


Wildlife Friendly External House side shield (FWC)

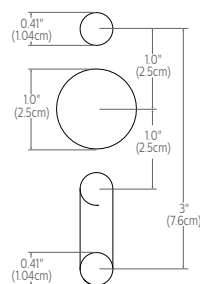
Weight: 23 Lbs (10.4 Kg) EPA: 1.0ft² (.093m²)



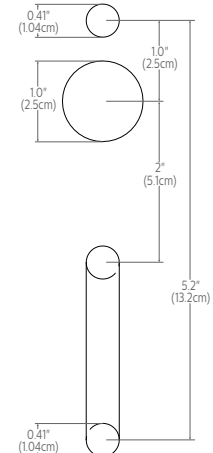
Outboard IMR-HVU sensor



Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern



ECF-S EcoForm wildlife

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate, self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66. Driver compartment rated to IP65.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light Engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3 and 4 modules or 32, 48 and 64 LEDs. Module is RoHS compliant. Direct Amber LED is narrow spectrum with dominant wavelength at 596 nm (peak wavelength at 601 nm). LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

LED Thermal management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Optical systems

Type 2, 3, 4, 5 and 5W.

Mounting

Standard luminaire arm mounts to 4" round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

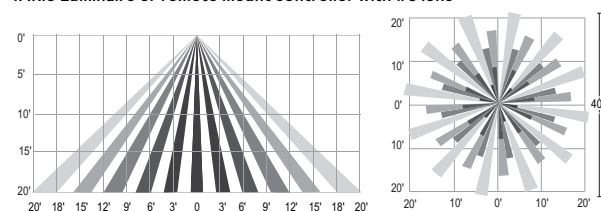
Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

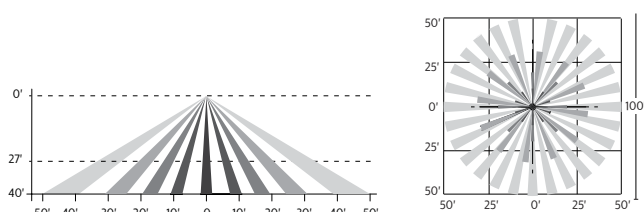
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



ECF-S EcoForm wildlife

Site & Area

Specifications (continued)

Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twist-lock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and NeutralGround, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (**RAM**) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.

Listings

UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. Florida Wildlife Certified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (**TGIC**) textured polyester powdercoat finish. Standard colors include bronze (**BZ**), black (**BK**), white (**WH**), dark gray (**DGY**), and medium gray (**MGY**). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. See [signify.com/warranties](https://www.signify.com/warranties) for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

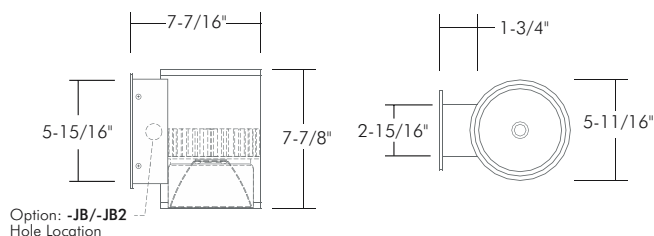



 TYPE
 CATALOG#

PROJECT

|WD1360: 6" ROUND 1-DIRECTION

WALL MOUNT (IP65) AMBER (TURTLE SAFE) 250LM (22W)



- Wildlife Lighting Approved
- Energy efficient, low glare LED Chip-On-Board light engine
- True Amber Narrow Wavelength 590nm LED
- Emergency back up available
- Integral Surface J-Box Option
- 5-Year Limited Warranty

ORDERING – WD1360BUE-DUN-TAM-LVR EMAC-SDL

WD1360

Fixture	Finish	Dimming	LED	Emergency Options	Options
Finish		LED		Options	
White (RAL 9003)	W	590mm AMBER -TAM-LVR		None	Blank
Silver (RAL 7037)	S	Emergency Options		Photocell Sensor	-SDL
Basic Bronze (RAL 8019)	BZ	None		Integral Junction Box 1-Entry	-JBL, JBR⁶
Black (RAL 9005)	B	Remote		Integral Junction Box 2-Entries	-JB2
Light Silver (RAL 7036)	LS²	Back Pack (Side Mount) -EMB-SD^{5,7}		Junction Box, Conduit Top Entry	-JBT
Dark Grey (RAL 7015)	DG²	Back Pack (Face Mount) -EMB-FC^{5,7}		Surge Protector	-SRG
Metallic Gold (RAL 1001)	MG²	Empty Back Pack -EMB-BLANK^{5,7}		Cold Weather	-CW^{3,7}
Metallic Black (RAL 7021)	MB²			Glare Shield	-SH
Dimming					
Non-Dimming (120V)	Blank				
UniDim™ (120V/277V)	UE-DUN				
0-10V 1% Dimming (120V)	-D10P1				

² Special Order. Minimum order, extended lead time may apply. Consult factory. (Finish options 50 piece minimum. 10-12 week lead time).

³ Starting temperature -30°C/-22°F; see pg. 6.

⁵ White (W) finish is standard. Black (B), and Silver (S) finish available. Contact factory for pricing.

⁶ Select left or right entry.

⁷ (-EMB-XX) is not compatible with (-CW) option.

COMPLEMENTARY ITEMS *(Click for more Information)*



CEILING DOWNLIGHT

SCOOP WALL

TRAPEZOID WALL





IWD1360 : 6" ROUND 1-DIRECTION

WALL MOUNT (IP65) AMBER (TURTLE SAFE) 250LM (22W)

SPECIFICATION

Application

This WD1 series single direction wall mount luminaire can be used for both interior and outdoor locations. The single reflector design can be used for direct illumination downward or indirect illumination upward for new construction or retrofit installations. Typical locations are in residential, commercial, and architectural facades and retail spaces that contain walls and/or columns.

Housing/Arm

Housing is constructed from a round one piece high grade aluminum extrusion with a rectangular extrusion arm. Extrusions are 6061 alloy; <04% Cu. Faceplate (with a tempered glass lens) and end caps are die-cast aluminum (Alloy A360; <.6% Cu) and seal the housing (top and bottom) using silicone o-rings. An aluminum alloy mounting plate with a U-bracket installs onto an electrical junction box and secures into the arm with two (2) flat head countersunk phillips head stainless steel screws.

Mounting:

The 6" high x 4-1/2" wide rectangular mounting plate with U-bracket installs onto a 4" octagonal electrical junction box. For other junction box sizes see installation instructions.

Finish:

A 7-stage electrostatic, polymer process provides an outdoor textured powder coat finish that delivers outstanding durability, superior anti-aging, resistance to corrosion and UV-degradation. Consult factory for Custom Color. (More Information)



Standard Finishes:

White: RAL 9003 (W)
Silver: RAL 7037 (S)
Basic Bronze: RAL 8019 (BZ)
Black: RAL 9005 (B)

Special Order Finishes:

Light Silver: RAL 7036 (LS)
Dark Gray: RAL 7015 (DG)
Metallic Gold: RAL 1001 (MG)
Metallic Black: RAL 7021 (MB)





IWD1360 : 6" ROUND 1-DIRECTION

WALL MOUNT (IP65) AMBER (TURTLE SAFE) 250LM (22W)

SPECIFICATION (Continued)

Caution:

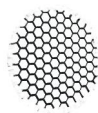
LITON recommends use of surge protectors on the power entering LED Housings.
Surge damage is not covered by warranty.

Warranty

Covered by a 5-Year Warranty to be free of defects in materials and craftsmanship. Fixture should not be installed in applications with ambient temperature above 50°C/122°F. Doing so will result in reduced lamp life and voided warranty.

Optics

Multifaceted aluminum reflector produces low glare illumination. Additional beam control provides cutoff of illumination above 45°, 3 mm /.125" (size of the cells) - matte black finish.



45° cutoff louver included with optic.

LED

COB (Chip on Board) singular LED light source provides for smooth, uniform light output, eliminating the imaging produced by multiple LED source optics.

Lumen Maintenance:

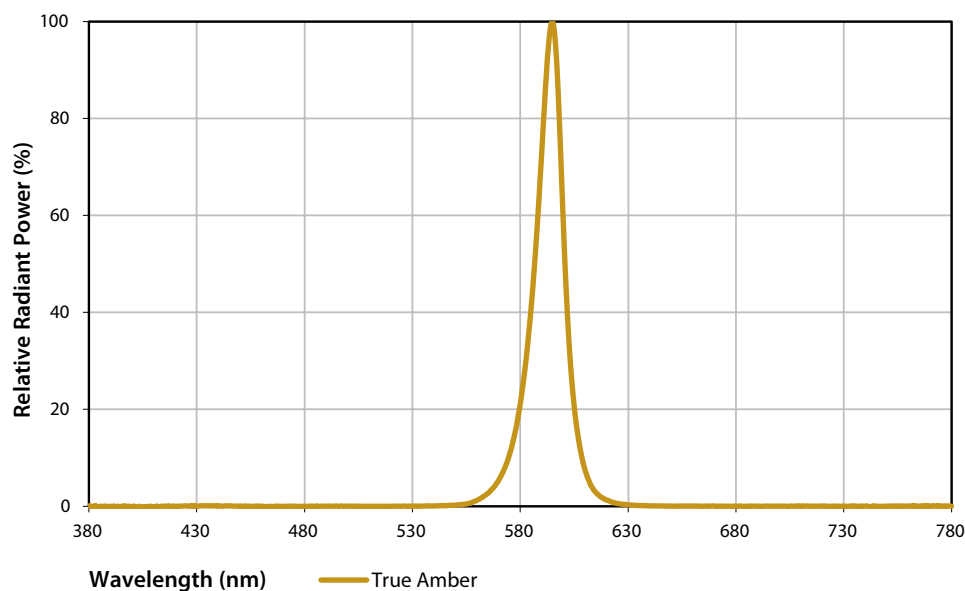
Lumen Maintenance is a minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results.

Lumen Options (Nominal):

250lm (22W)

Color Temperature:

Binned with 4-step MacAdam ellipses as per ANSI Standard recommendation.



True Amber - Narrow Band LEDs centered at 590nm with no spectral content below 560nm are supplied.



IWD1360 : 6" ROUND 1-DIRECTION

WALL MOUNT (IP65) AMBER (TURTLE SAFE) 250LM (22W)

SPECIFICATION (Continued)

Emergency Options

When AC power fails, provides 90 minutes of power to the luminaire. In the event of a power failure, the LED Emergency backup switches to the emergency mode and operates the existing fixture for 90 minutes. .

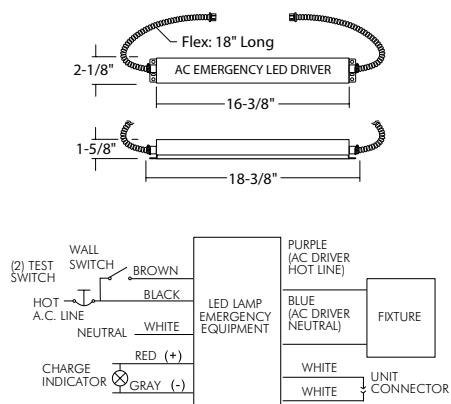
Remote Emergency Back Up (-EMAC):

For installation away from the surface of the building in remote hidden location.

- Hidden Emergency Equipment
- Must be installed in Dry Locations

Not rated for outdoor mounting.

Damp location rated.

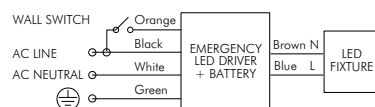
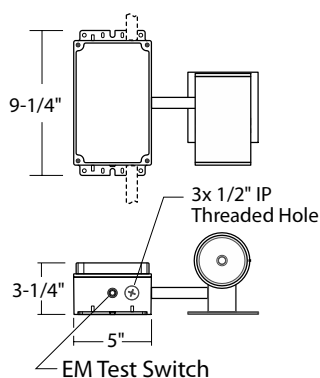


Output Power:	25 Watts (Max)
Input Power:	6 Watts (Max)
Emergency Operation:	≥90 minutes
Operating temp:	0°C/32°F to 50°C/122°F
Input Voltage:	100-277 VAC, 50-60Hz
Battery:	High Temp Nickel-Cadmium 48 Hour Recharge 7-10 Year Life Expectancy
Charge Time:	24 hours
Max Distance:	25'
Weight:	3 lbs.
Warranty:	2-year
Surge Protection:	None

BackPack Side Mount (-EMD-SD/FC):

Eliminates need for long runs back to remote emergency battery location. Installs directly on building surface. Ideal for locations wanting same mounting aesthetics for Emergency and Non-Emergency fixtures without the use of remote Emergency power. Can be fed from recessed wall mounted junction box from the back of fixture or surface conduit from side of fixture.

- Wet location rated
- 120V-347V operation
- Self diagnostic
- Integral surge protector for emergency driver only.
- Includes (2) 1/2" NPT knock-outs



Output Power:	30 Watts (Max)
Input Power:	76 Watts (Max)
Emergency Operation:	≥90 minutes
Operating temp:	0°C/32°F to 50°C/122°F
Input Voltage:	120V-347 VAC
Battery:	Recyclable lithium battery 24 Hour Recharge 7-10 Year Life Expectancy
Charge Time:	24 hours
Max Distance:	25'
Weight:	3-3/4 lbs.
Warranty:	5-year
Surge Protection:	Integral 3,000V
Self-diagnostic testing:	Monthly 30 sec. test, Yearly 90 min. test to verify proper emergency operation per life safety code requirements.



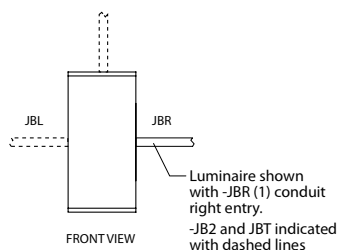
IWD1360 : 6" ROUND 1-DIRECTION

WALL MOUNT (IP65) AMBER (TURTLE SAFE) 250LM (22W)

SPECIFICATION (Continued)

Additional Options

Optional J-Box (Direct Conduit Entry):



For use with mounting locations without a recessed junction box.

Allows for direct mounting to building surface. Arm may be configured for up to 3 conduit entries (1/2") total; 2 on the sides, 1 on top. .

Configure as:

- JBL, -JBR: (1) conduit entry from left or right looking at fixture
- JB2 (2) conduit entry on sides
- JBT (1) conduit entry on top

Photocell (-SDL):



Allows for energy savings when illumination is not need during between dawn to dusks. Cuts off power to LED's during day time or in illuminated environments.

Power Consumption .5W

On/Off Levels: On @ 0-2fc / Off @ 2fc or more

Warranty: 2- Year / 5,000 Cycles

Sensor Size: 3/8"

Rating: UL/cUL

Surge Suppressor (-SRG):



Protects driver against surges in line voltage/current (20KV, 1.2/50μS & 10KA, 8/20μS).

Provides a positive indication of end-of-life by opening voltage to the load.

Surge suppressor is a perishable device requiring periodic replacement.

Not a warrantied item.



IWD1360 : 6" ROUND 1-DIRECTION

WALL MOUNT (IP65) AMBER (TURTLE SAFE) 250LM (22W)

SPECIFICATION (Continued)

Electrical

LED Driver: AC 50/60Hz Electronic Direct Current Class 2 driver integrally mounted.
Power Factor > 0.90. See Dimming Section for voltage and wiring.

Minimum Operating Temperature:

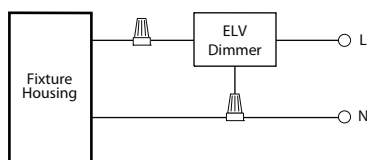
Standard: -10°C/14°F

-CW: Cold Weather Option: -30°C/-22°F

UE-DUN: -10°C/ 14°F

Dimming Options

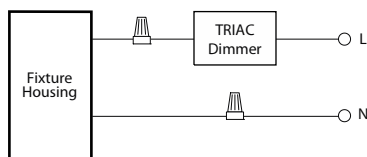
Incandescent/Phase Wiring
ELV



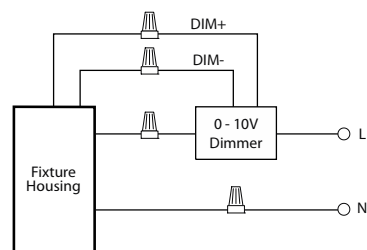
UniDim™ Driver 120V/277V (UE-DUN):

All in one ELV and TRIAC phase dimming (120V only), and 0-10V dimming (120V/277V). Works with most 3-Wire ELV, 2-Wire incandescent and 120V/277V 5-Wire 0-10V fluorescent dimmers.

TRIAC



0 - 10V Wiring

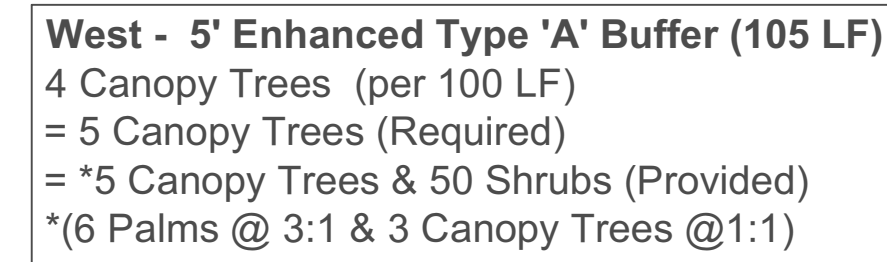


LEE COUNTY LANDSCAPE REQUIREMENTS

(Per Lee County, FL - Land Development Code / Chapter 10 - DEVELOPMENT STANDARDS / ARTICLE III, - DESIGN STANDARDS AND REQUIREMENTS / DIVISION 6. - OPEN SPACE, BUFFERING AND LANDSCAPING)

PLANT SCHEDULE						
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
...		*20	BUFFER TREES	CANOPY	...	YES
...		12	BUFFER PALMS (@3:1)	PALM	...	YES
...		*3	GENERAL TREES	CANOPY	...	YES
TOTAL TREES		*35	*REVIEW PURPOSE ONLY: 27 ~ 12 Palms (@3:1) + 23 (@1:1)			
PROPOSED SHRUBS						
...		172	BUFFER SHRUBS	SHRUB		YES
TOTAL SHRUBS		172				
...		...	FLORATAM GRASS, <i>Stenotaphrum secundatum</i> 'Floratam'	LAWN	THROUGHOUT	YES

ORANGE GEIGER
CRAPE MYRTLE
DAHOON HOLLY
JATROPHA
YELLOW CASSIA
EAST PALATKA HOLLY



E Seal: 

Hodgepodge Lane & Spanish
Gold Lane
Captiva, FL 33924

DATE IN:	10-04-2024
DRAWN BY:	PHW
CHECKED BY:	DKK

REVISION DATE:

L 1.0

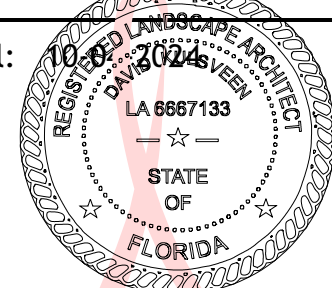


12. IRRIGATION REQUIRED. THE IRRIGATION SYSTEM SHALL BE OPERATED BY AN AUTOMATA IRRIGATION CONTROLLER. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. A MOISTURE (RAIN) SENSOR SHALL BE INSTALLED IN THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A WAY THAT ELIMINATES THE APPLICATION OF WATER TO LANDSCAPE AREAS ADJACENT TO EXISTING BUILDINGS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE. IRRIGATION FOR OPEN SHADES SHOULD BE DESIGNED TO PROVIDE 1" OF WATER TO HEAD OR 100% COVERAGE WITH SPRAY HEADS, OR OTHER APPROVED DEVICE.

PROHIBITED INVASIVE EXOTICS	
Common Name	Scientific Name
Earleaf acacia	Acacia auriculiformis
Woman's tongue	Albizia lebbek
Bishopwood	Bischofia javanica
Australian Pines	All Casuarina species
Carrotwood	Cuplanopsis anacardioides
Rosewood	Dalbergia sissoo
Air potato	Dioscorea alata
Murray red gum	Eucalyptus camaldulensis
Weeping fig	Ficus benjamina
Cuban laurel fig	Ficus microcarpa
Japanese Climbing fern	Lygodium japonicum
Old World climbing fern	Lygodium microphyllum
Melaleuca, paper tree	Melaleuca quinquenervia
Dowry rose myrtle	Rhodomyrtus tomentosa
Chinese tallow	Sapium sebiferum
Brazilian pepper, Florida holly	Schinus terebinthifolius
Tropical soda apple	Solanum viarum
Java plum	Syzygium cumini
Rose apple	Syzygium jambos
Cork tree	Thespesia populnea
Wedelia	Wedelia trilobata



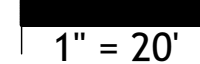
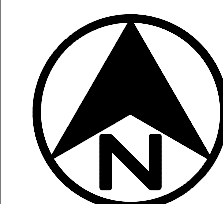
E Seal:



Date: 2024.10.14

11:36:11-04'00'

Avalon Engineering, Inc.
 2503 Del Prado Blvd. #200
 Cape Coral, FL 33904
 FBPE#3128 (239) 573-2077



LANDSCAPE DETAILS

CHECKED BY: DKK

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Sheet: 2 of 2

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**Property Data****STRAP: 05-45-21-10-00000.028A Folio ID: 10576533**[Hurricane Ian Tax Roll Value Letter](#)[Tax Refund Status](#)

Generated on 2/26/2024 10:25 AM

Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)

LEE COUNTY ELECTRIC
COOPERATIV
PO BOX 3455
NORTH FORT MYERS FL 33918

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)

Tax Map

[\[Pictometry Aerial Viewer \]](#)**Site Address**Site Address maintained by [E911 Program Addressing](#)

ACCESS UNDETERMINED
CAPTIVA FL 33924

Property Description

Do not use for legal documents!



JOSES HIDEAWAY OR 1528 PG 1916 DESC IN OR 617 PG 134
AKA LOT 28 UN 2

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1528 and 1916 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 0

1st Year Building on Tax Roll N/A

Township	Range	Section	Block	Lot
45	21E	05		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.60155	-82.22035		

[View Parcel on Google Maps](#)**Image of Structure****Property Values / Exemptions / TRIM Notices**

Generated on 2/26/2024 10:25 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	126,228	126,228	126,228	126,228	0	0	126,228
2023 Values / Additional Info	2023	126,228	126,228	126,228	126,228	0	0	126,228
2022 Values / Additional Info	2022	132,500	132,500	132,500	132,500	0	0	132,500
2021 Values / Additional Info	2021	50,000	50,000	50,000	50,000	0	0	50,000
2020 Values / Additional Info	2020	64,000	64,000	64,000	45,607	0	0	45,607
2019 Values / Additional Info	2019	64,000	64,000	64,000	41,461	0	0	41,461
2018 Values / Additional Info	2018	60,600	60,600	60,600	37,692	0	0	37,692
2017 Values / Additional Info	2017	59,400	59,400	59,400	34,265	0	0	34,265
	2016	31,150	31,150	31,150	31,150	0	0	31,150

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current Working Values)

Generated on 2/26/2024 10:25 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Units



Property Details (2023 Tax Roll)



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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Units

Taxing Authorities

Generated on 2/26/2024 10:25 AM

UPPER CAPTIVA FIRE DIST / 205

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDG PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDG PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDG PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDG PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
UPPER CAPTIVA FIRE DISTRICT / 092	Independent District	UPPER CAPTIVA FIRE DISTRICT PO BOX 322 PINELAND FL 33945
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

PUBLIC SCHOOL - BY LOCAL BOARD / 012

Public Schools

LEE COUNTY SCHOOL BOARD
BUDGET DEPARTMENT
2855 COLONIAL BLVD
FORT MYERS FL 33966

PUBLIC SCHOOL - BY STATE LAW / 013

Public Schools

LEE COUNTY SCHOOL BOARD
BUDGET DEPARTMENT
2855 COLONIAL BLVD
FORT MYERS FL 33966

UPPER CAPTIVA FIRE PROTECTION & RESCUE SERVICE DIST / 344

Special District

UPPER CAPTIVA FIRE DISTRICT
PO BOX 322
PINELAND FL 33945

SFWMD-DISTRICT-WIDE / 110

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 2/26/2024 10:25 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
135,000.00	12/01/2023	2023000379873	01		V
40,000.00	04/19/2021	2021000166910	01		V
619,900.00	12/26/2017	2018000005035	98	Unable to process transfer due to deed or transfer instrument errors (examples: incomplete or incorrect legal description, incorrect grantor) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 05-45-21-11-00000.0010	I
0.00	08/30/2016	20161013303SP		Not a Sale Parcel has been split or combined at the request of the property owner. Click Here for staff assistance. There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 05-45-21-11-00000.0010	I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1528** and **1916** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Parcel Numbering History

Generated on 2/26/2024 10:25 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
05-45-21-11-00000.0010	10003311	Split (From another Parcel)	08/30/2016
05-45-21-11-00000.0010	10576534	Split (From another Parcel)	08/30/2016

Solid Waste (Garbage) Roll Data

Generated on 2/26/2024 10:25 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
007 - Upper Islands	-			0.00

Flood and Storm Information

Generated on 2/26/2024 10:25 AM

Community	Flood Insurance Panel	Find my flood zone Version	Date	Evacuation Zone
071C	0351	G	11/17/2022	A

Generated on 2/26/2024 10:25 AM



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

LEE COUNTY ELECTRIC COOPERATIVE, INC.

Filing Information

Document Number 790346
FEI/EIN Number 59-0329555
Date Filed 01/24/1940
State FL
Status ACTIVE

Principal Address

4980 BAYLINE DRIVE
NORTH FORT MYERS, FL 33917

Changed: 03/15/2004

Mailing Address

P.O. BOX 3455
NORTH FORT MYERS, FL 33918

Changed: 03/15/2004

Registered Agent Name & Address

AKIN, RICHARD
1715 MONROE STREET
FORT MYERS, FL 33901

Name Changed: 06/03/2021

Address Changed: 07/06/2004

Officer/Director Detail

Name & Address

Title EVP

Vidal, Denise
4980 BAYLINE DRIVE
NORTH FORT MYERS, FL 33917

Title P

PRIDDY, RUSSELL
4980 BAYLINE DRIVE
NORTH FORT MYERS, FL 33917

Title VP

Powell, Michael
4980 BAYLINE DRIVE
NORTH FORT MYERS, FL 33917

Title AS

Akin, Richard
1715 MONROE STREET
FORT MYERS, FL 33901

Title CFO

Bullock, Sarah
4980 BAYLINE DRIVE
NORTH FORT MYERS, FL 33917

Annual Reports

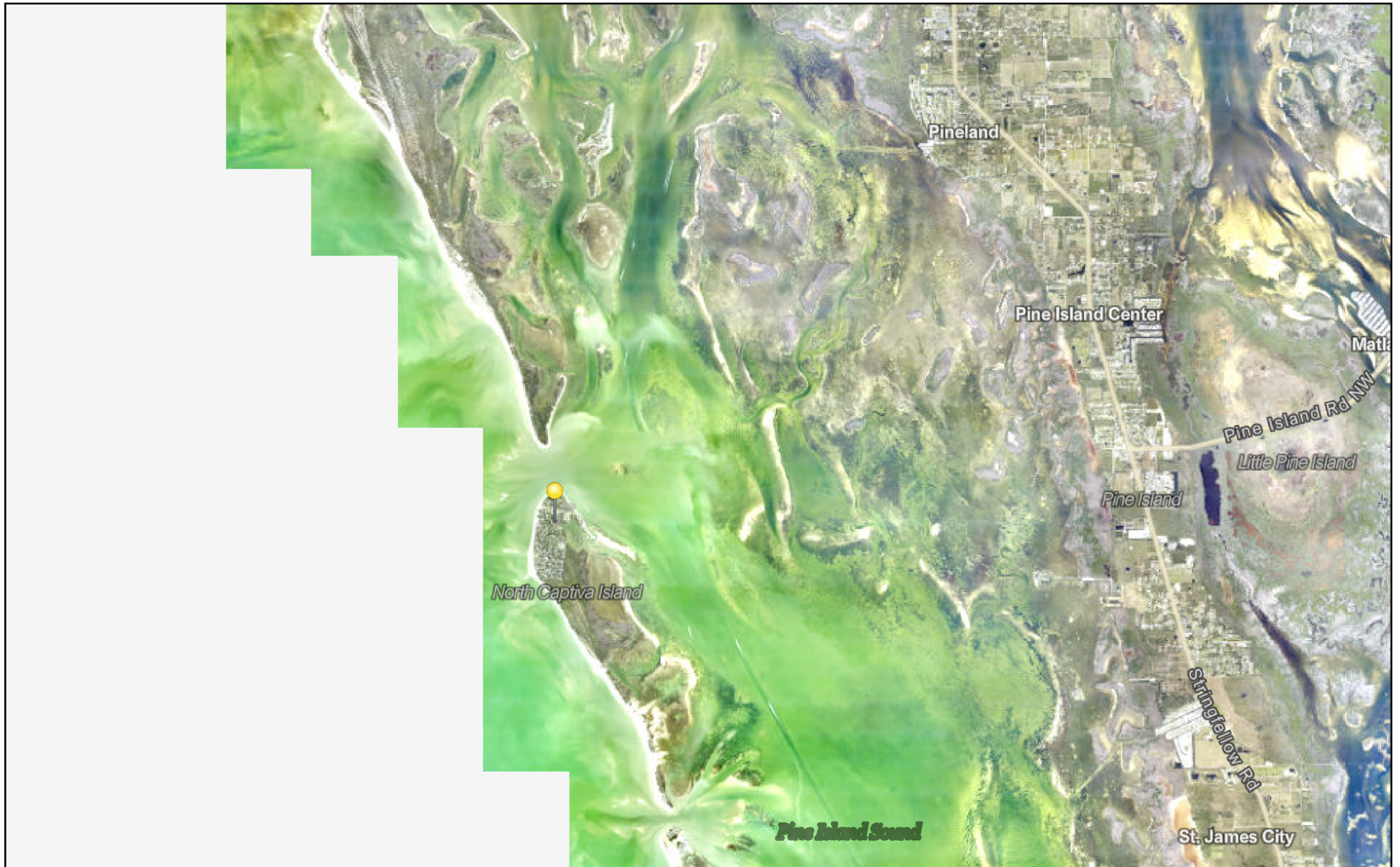
Report Year	Filed Date
2023	01/10/2023
2023	05/01/2023
2024	01/03/2024

Document Images

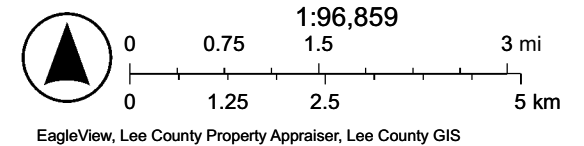
01/03/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/10/2023 -- ANNUAL REPORT	View image in PDF format
04/22/2022 -- ANNUAL REPORT	View image in PDF format
06/03/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/06/2020 -- ANNUAL REPORT	View image in PDF format
01/07/2019 -- ANNUAL REPORT	View image in PDF format
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06/20/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
10/01/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
02/24/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/03/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format

[01/14/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/19/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[06/01/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/25/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/03/2006 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/18/2005 -- ANNUAL REPORT](#)[View image in PDF format](#)[07/06/2004 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/15/2004 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/07/2003 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/25/2002 -- ANNUAL REPORT](#)[View image in PDF format](#)[05/02/2001 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/26/2000 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/02/1999 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/29/1998 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/05/1997 -- ANNUAL REPORT](#)[View image in PDF format](#)[05/01/1996 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/13/1995 -- ANNUAL REPORT](#)[View image in PDF format](#)

LeeGIS Data Explorer



6/25/2024, 9:15:19 AM



Hodgepodge Lane Parcel

Section 05, Township 45, Range 21 East
Fort Myers, Florida

Protected Species Survey & Florida Bonneted Bat Roost Survey

August 2024

Prepared by:



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

INTRODUCTION

The 0.21± acre parcel is located within a portion of Section 05, Township 45, Range 21 East, on Upper Captiva Island, Lee County, Florida (Figure 1). The parcel is adjacent to single family housing to the north and west and multi-family residential buildings to the east. Hodgepodge Lane borders the south property line and Spanish Gold Lane borders the east property line. The Upper Captiva Fire Station is located to the south across Hodgepodge Lane.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on June 2024 digital 1" = 40' scale aerial photography. The property boundary was obtained from Avalon Engineering and inserted into the digital aerial. The boundary was staked in the field at the time of our site inspection. One vegetation association was identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 2 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of the FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
191	Undeveloped Land w/in Residential Areas	0.21
Total		0.21

FLUCCS Code 191, Undeveloped Land w/in Residential Areas

This upland area consists of cabbage palm (*Sabal palmetto*), naupaka (*Scaevola taccada*), travelers palm (*Ravenala madagascariensis*), Brazilian pepper (*Schinus terebinthifolius*), cat's-claw (*Pithecellobium unguis-cati*), flat sedge (*Cyperus* sp.), wedelia (*Wedelia trilobata*), and railroad vine (*Ipomoea pes-caprae*).

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual

coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 25 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 40' scale aerial Protected Species Survey map (Figure 3) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning hours of August 26, 2024. During the survey the weather was clear and warm.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey. Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2024) was conducted to determine the known occurrence of listed species in the project area.

Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method

Per U.S. Fish and Wildlife Service (FWS) Draft Protocol for Florida Bonneted Bat Roost Surveys dated October 22, 2019, a series of meandering transects were completed across the portion of the site containing areas with potential natural roosting structures. Transects through roosting habitat were spaced approximately 25 feet apart and all trees and snags were visually inspected for evidence of cavities. Evidence of protected species was gathered through both direct observation and through observation of signs such as potential roost cavities, tracks, nests, and scat. If a sign was found or sighting occurred, their locations in the field were recorded using a Global Positioning System (GPS) unit. Figure 3 depicts the locations and results of the potential cavities survey. The site inspection was conducted on August 26, 2024.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
191	80	None		

SURVEY RESULTS

No snags (dead trees) containing potential Florida bonneted bat cavity entrances were found onsite. No live trees with cavities or artificial structures were observed on-site.

No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. In addition to the site inspection, a search of the FWC species database (updated in June 2024) revealed no additional known protected species within or immediately adjacent to the project limits.

Hodgepodge Lane Parcel

24-072

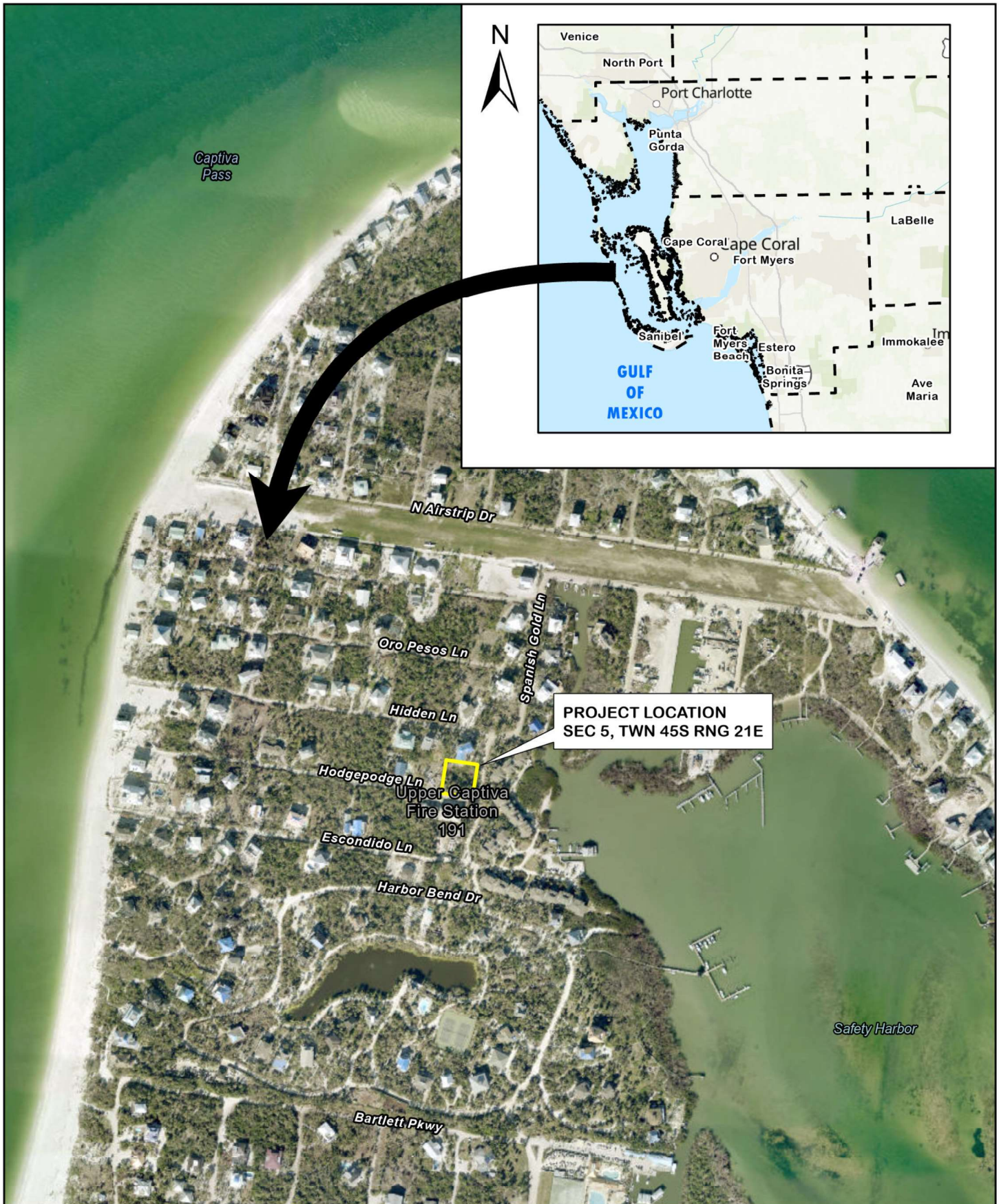
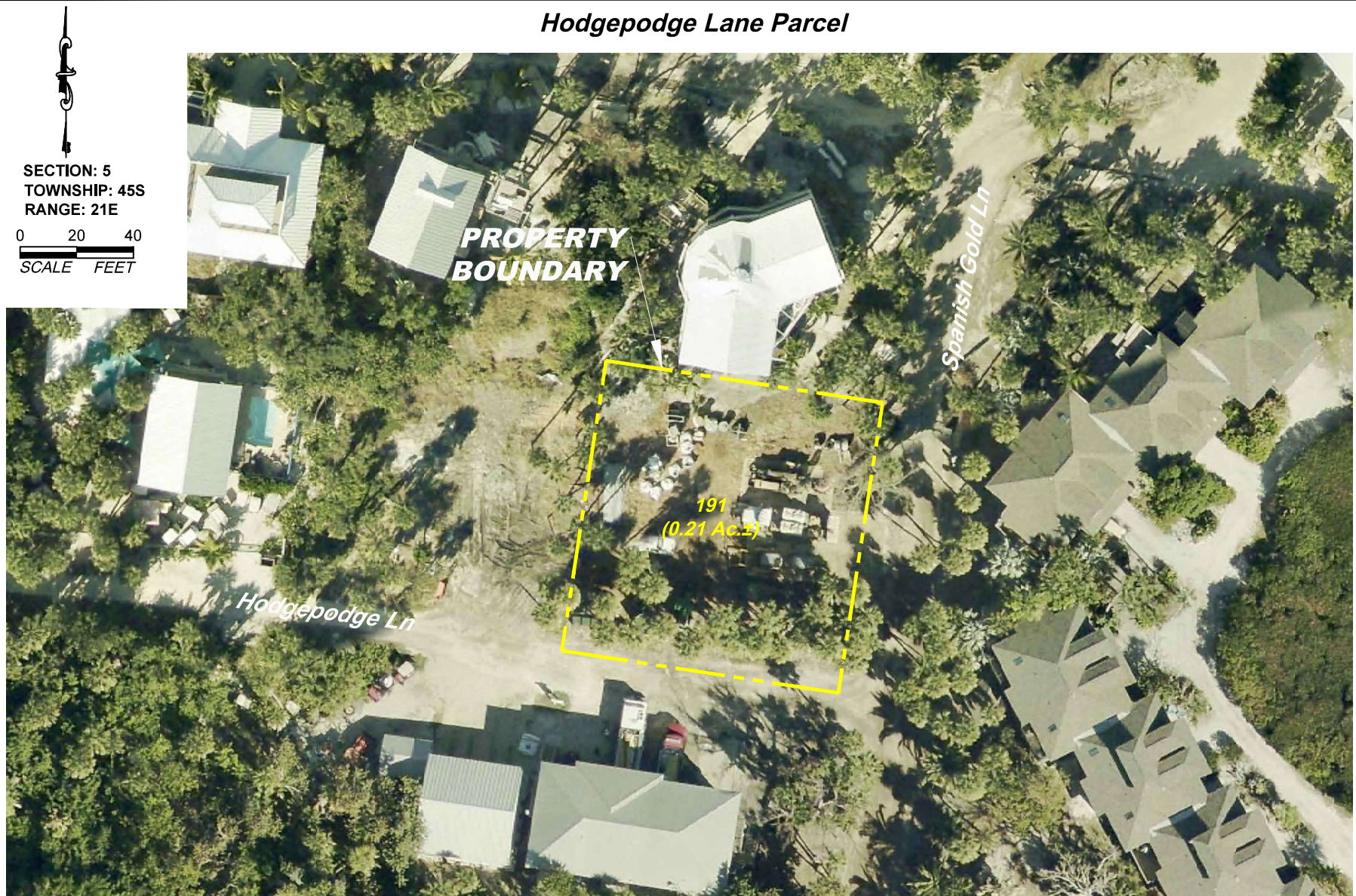


Figure 1. Project Location Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Hodgepodge Lane Parcel



Notes:

1. Property boundary was obtained from Avalon Engineering, Inc.
2. Mapping is based on photo interpretation of 2024 aerial photography and ground truthing in August 2024.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
191	Undeveloped Land within Residential Areas	0.21 Ac.±
Total		0.21 Ac.±

24-072

Figure 2. Vegetation Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Hodgepodge Lane Parcel



--- Approximate Pedestrian Survey Transects

Notes:

1. Property boundary was obtained from Avalon Engineering, Inc.
2. Mapping is based on photo interpretation of 2024 aerial photography and ground truthing in August 2024.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
191	Undeveloped Land within Residential Areas	0.21 Ac.±
Total		0.21 Ac.±

24-072

Figure 3. Protected Species Survey Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Soil Map—Lee County, Florida



Soil Map—Lee County, Florida

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida

Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map—Lee County, Florida

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
104	Captiva fine sand, ponded-Urban land complex, 0 to 1 percent slopes	0.3	100.0%
Totals for Area of Interest		0.3	100.0%



Stormwater Management System Narrative

LCEC North Captiva Electric Service Facility
Captiva, Florida 33924

The proposed project is located on the northwest corner of intersection of Spanish Gold Lane and Hodgepodge Lane on North Captiva Florida (Strap No. 054-45-21-10-00000.028A). The existing topography on the property currently directs surface runoff into the Spanish Gold Lane and Hodgepodge Lane rights-of-way. There are no existing stormwater permits for the property.

The stormwater drainage system for this project will be designed to treat, store, and control discharge rainwater runoff generated by the site using stormwater attenuation areas (retention areas), inlets, pipes before entering the existing right-of-way swale system. The project will be permitted following the Florida Department of Environmental Protection (FDEP) 10/2 rules and regulations. FDEP 10/2 rules and regulations follow the South Florida Water Management Districts rules and regulations set in the Volume I and Volume II handbooks.

A perimeter berm will be designed to capture the storm water volume on-site up to the water quality and nutrient removal volume. The stormwater will also provide the FDEP/SFWMD required nutrient removal. This nutrient removal will be accomplished by an on-site retention system. The retention system will hold the volume of water required for nutrient removal back before it is discharged into the surrounding right-of-way swale system. The minimum building finished floor elevation for the project will be determined by either the FEMA flood zone, plus 1 foot, or the maximum stage for the 100 Year – 3 Day storm event; whichever is greater.

Discharge from the stormwater drainage system will be through an outfall control structure that limits the discharge rate into the existing right-of-way swale along both Spanish Gold Lane and Hodgepodge Lane. The discharge rate will be based on a pre-condition vs post condition as per FDEP/SFWMD rules and regulations.

The proposed stormwater management system will be owned and maintained by LCEC.

500 Foot Variance Map



UPPER CAPTIVA CIVIC ASSOC INC
PO BOX 423
PINELAND FL 33945

BOTTA BING LLC
2230 SANTIAGO AVE
FORT MYERS FL 33905

GROSS RICHARD WILLIAM &
PO BOX 2231
PINELAND FL 33945

DAMICO DARRYL J
509 BAY VILLAS LN
NAPLES FL 34108

CAPPS CHARLES BRYAN &
5985 BAKER CT
FORT MYERS FL 33919

WHEELHOUSE ESTATE LLC
520 SW 21ST RD
MIAMI FL 33129

YANES CHRISTIAN
1535 MERIDIAN AVE #12
MIAMI BEACH FL 33139

MITCHELL DANNY +
1148 LORRAINE CT
CAPE CORAL FL 33904

KELLOGG PETER & MARY
36 OLCOTT AVE
BERNARDSVILLE NJ 07924

GONZALEZ CARLOS & CLARA
3477 LAGO DE TALAVERA
VILLAGE OF WELLINGTON FL 33470

SAFETY HARBOR CLUB INC
PO BOX 2276
PINELAND FL 33945

SAFETY HARBOR CLUB
PO BOX 2276
PINELAND FL 33945

PORTER JOHN D +
3076 BOWSPRIT LN
WOODSTOCK GA 30188

CAPO MARIA P +
240 BIRCHWOOD RD
OLD TAPPAN NJ 07675

MORGAN J RONALD III &
50 BAYBERRY LANE
BEDFORD CORNERS NY 10549

RENNER DAVID & DEBRA
3 KEEL LN
NANTUCKET MA 02554

SCHAAL GARY L TR
13008 SHAWNEE PKWY
SHAWNEE KS 66216

SNOOKY LLC
503 EAST 7TH ST
SUPERIOR WI 54880

PHILLIPS GLENN N & EMMA P
11 RAMBLING ROCK RD
SADDLE RIVER NJ 07458

HEALEY AARON
PO BOX 286
GRAND MOUND IA 52751

STEWART BRIAN W &
2296 SATTERBURY CT
DUBLIN OH 43016

BLOOM CHRISTINE
7832 130TH AVE
BRISTOL WI 53104

HENNE JAMES WADE &
255 GAUL RD
READING PA 19608

MUSTAFA ROBERT A & CONNIE R
PO BOX 1308
MADISON IN 47250

BOZE HARRY EDWARD JR &
3531 LONE INDIAN WAY
MARIETTA GA 30066

LECLERC DAVID PAUL TR
11506 LAKE COUNTRY DR UNIT 2
CROSSLAKE MN 56442

HYDROPRO INC
PO BOX 745
SANIBEL FL 33957

ANDERSON MICHAEL JOHN &
17540 WINDEMWERE RD
BROOKFIELD WI 53045

DIORIO JOAN T TR
52 HUDSON TER
MARLBORO NY 12542

JTTH LLC
PO BOX 85
PAW PAW MI 49079

TPBES LLC
360 STEWART AVE
COLUMBUS OH 43206

DRAGONFLY POINT LLC
440 SW 56TH AVE
PLANTATION FL 33317

WOODS SCOTT L & JENNIFER H
113 CHESTER STEVENS RD
FRANKLIN TN 37067

WAIBEL WILLIAM GENE &
12504 WILLOW COVE WAY
KNOXVILLE TN 37934

REVITALIZE CAPITAL LLC
PO BOX 1473
WAUSAU WI 54402

REAL PROPERTY MANAGEMENT LLC
7886 WOODLAND CENTER BLVD
TAMPA FL 33614

RABY PETER M & CAROL P
129 MACK RD
OSWEGO NY 13126

ZAHASKY BENJAMIN J +
7816 SAGEBRUSH TRL
MIDDLETON WI 53562

WILKINS ROBERT CHRISTOPHER &
196 RIVER OAKS TER
ELLIJAY GA 30536

SMITH JASON +
7660 HARMAN DR
SYKESVILLE MD 21784

WALLER BENNIE D
804 FIRST AVE
FARMVILLE VA 23901

DOWNES KARI
1358 SW MEDWYN TER
PORTLAND OR 97219

JULIE LYNN JENSEN LLC
13297 DOUBLETREE CIR
WELLINGTON FL 33414

FRENCH DOUGLAS D & PAULA J
6617 FOREST CREEK DR
DALLAS TX 75230

SAFETY HARBOR CLUB INC
PO BOX 2276
PINELAND FL 33945

EASTFORTLAUDERDALERENTALS COM L
701 N ANDREWS AVE
FORT LAUDERDALE FL 33311

EASTFORTLAUDERDALERENTALS COM L
701 N ANDREWS AVE
FORT LAUDERDALE FL 33311

LAZARSKI DINA
11002 MILL CREEK WAY #1801
FORT MYERS FL 33913

HARNER THOMAS J
4995 CURLEW DR
SAINT JAMES CITY FL 33956

ROCCARO ROSARIO J & ANN
40 PALOMINO DR
MANALAPAN NJ 07726

EASTFORTLAUDERDALERENTALS COM L
701 N ANDREWS AVE
FORT LAUDERDALE FL 33311

SMITH JASON R & HOLLY D
395 OLD TRAIL ROAD
SANIBEL FL 33957

UPPER CAPTIVA FIRE PROTECTION
PO BOX 322
PINELAND FL 33945

EASTFORTLAUDERDALERENTALS COM L
701 N ANDREWS AVE
FORT LAUDERDALE FL 33311

TAYLOR ANNE CAROLINE BROWN &
2320 MASSEY LN
DECATUR GA 30033

COUSAR SUE ANN TR
5576 DOUGTAYLOR CIR
SAINT JAMES CITY FL 33956

JMB 4561 HODGEPODGE LLC
3524 NW 10TH AVE
FORT LAUDERDALE FL 33309

WHITMORE BRADLEY R TR
PO BOX 455
PINELAND FL 33945

FERNANDES GUY TR
485 ALLENDALE RD
KEY BISCAYNE FL 33149

MARAJ RAJENDRA &
PO BOX 561691
MIAMI FL 33256

THOMPSON GORDON KNOX &
895 MCNAMARA RD
DORSET VT 05251

BRAVE COCONUT LLC
2156 BAYOU RD
PUNTA GORDA FL 33950

WEST TAYLOR B & DALLAS T
6027 RIVERVIEW WAY
HOUSTON TX 77057

DEMARCO RALPH TR
1101 MONTEREY BLVD NE
SAINT PETERSBURG FL 33704

TWOMEY CORNELIUS J &
203 OAKMONT DR
TROPHY CLUB TX 76262

SANIBEL CAPTIVA CONSERVATION F
3333 SANIBEL CAPTIVA RD
SANIBEL FL 33957

LEVIN THOMAS F & PATRICIA
2402 CARROLL PL
TAMPA FL 33612

NOCAP PROPS LLC
6924 26TH ST W
BRADENTON FL 34207

MORRIS KINNITH R &
8250 REMINGTON RD
CINCINNATI OH 45242

BARAS SANDRA +
12434 N BAYSHORE DR
MIAMI FL 33181

GORMAN DANIEL & CLAUDIA
1906 W NORTH A ST
TAMPA FL 33606

MITCHELL DANNY P
1148 LORRAINE CT
CAPE CORAL FL 33904

GENTRY GREGG B & LINDSAY B
661 NW 8TH AVE
BOCA RATON FL 33486

REICHBACH JAY A
3513 LANDS END WAY
LUTZ FL 33548

WHITE THOMAS
3939 NEW SECTION RD
BALTIMORE MD 21220

GORMAN DANIEL & CLAUDIA
1906 W NORTH A ST
TAMPA FL 33606

CAC FLORIDA INVESTMENTS LLC
3524 NW 10TH AVE
OAKLAND PARK FL 33309

SWINFORD JOHN MICHAEL &
PO BOX 342229
AUSTIN TX 78734

NOCAP PROPS LLC
6924 26TH ST W
BRADENTON FL 34207

WERNER DONALD C & SANDRA M TR
PO BOX 616
SAINT JAMES CITY FL 33956

SEASHELL ESCAPE LLC
701 NORTH ANDREWS AVE
FORT LAUDERDALE FL 33311

BAKER TERRY M & CHERYL R
16162 MORNINGSDR CT
NOBLESVILLE IN 46060

BAKER TERRY M & CHERYL R
16162 MORNINGSDR CT
NOBLESVILLE IN 46060

GEEWAX JOHN J
129 HICKS RD
WEST GROVE PA 19390

FISCHER CAROLYN +
2017 MAPLECREST DR
KETTERING OH 45409

FISCHER CAROLYN L +
2017 MAPLECREST DR
KETTERING OH 45409

DOUGHTY SCOTT W
21 FALL MILL RD
YORK ME 03909

SEPE WILLIAM & KERRY
27 DEEP CREEK DR
MANASQUAN NJ 08736

PATTEE CRAIG & BRIDGET
PO BOX 8430
JACKSON WY 83002

MCBRIDE RYAN L & MONIQUE Y
2105 NE 63RD ST
FORT LAUDERDALE FL 33308

CROWELL ANDREW R +
516 IRON KING DR
DURANGO CO 81301

DIPPOLD FRANK J & ALLISON M
21803 DEER POINTE XING
BRADENTON FL 34202

SOLITUDE HOLDINGS LLC
1519 DR MLK JR ST NORTH
ST PETERSBURG FL 33704

BIG BLUEFISH LLC
JOSEPH WRIGHT
11840 LACY LN
FORT MYERS FL 33966

HENDERSON JANE R
PO BOX 2331
PINELAND FL 33945

ORMAN DIANN G VAN &
101 SW 58TH ST
CAPE CORAL FL 33914

GRAHAM LANE LIMITED PARTNERSHI
3016 GRAHAM LN
TAMPA FL 33618

GRAHAM LANE LIMITED PARTNERSHI
3016 GRAHAM LN
TAMPA FL 33618

TAYLOR ANNE CAROLINE BROWN
2320 MASSEY LN
DECATUR GA 30033

NCMFL LLC
2171 OLEANDER ST
SAINT JAMES CITY FL 33956

NCMFL LLC
2171 OLEANDER ST
SAINT JAMES CITY FL 33956

PEREZ GASCA ROMELIO +
1809 SENECA BLVD
WINTER SPRINGS FL 32708

TAYLOR RICHARD J &
2320 MASSEY LN
DECATUR GA 30033

SKETCH & DESCRIPTION

OF A PARCEL LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST LEE COUNTY, FLORIDA

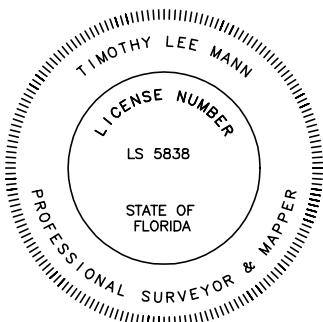
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS DESCRIBED IN OFFICIAL INSTRUMENT #2023000379873, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEGIN AT A CONCRETE POST ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, BEING 226 FEET MORE OR LESS EAST OF THE HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE RUN S.81°20'E., 835.0 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO A CONCRETE POST; THENCE N.08°40'E., 205 FEET TO A CONCRETE POST; THENCE N.08°40'E., 420 FEET; THENCE S.81°20'E., 460 FEET TO THE POINT OF BEGINNING; THENCE S.08°40'W., 105 FEET; N.81°20'W., 100 FEET; THENCE N.08°40'E., 105 FEET; THENCE S.81°20'E., 100 FEET TO THE POINT OF BEGINNING. BEING LOT 28, UNIT 2, OF AN UNRECORDED SUBDIVISION KNOWN AS JOSE'S HIDEAWAY, LOCATED IN GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA.

THIS SKETCH & DESCRIPTION HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TIMOTHY LEE MANN USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed
by Timothy L
Mann
Date: 2024.07.24
11:25:44 -04'00'

BY:

TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

NOTES:

1. BEARINGS BASED ON THE RIGHT OF WAY OF HODGEPODGE LANE AS BEING N 81°20'00" W
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LOT 28, UNIT 2, JOSE'S HIDEAWAY UPPER CAPTIVA

TITLE: LEGAL DESCRIPTION			
METRON SURVEYING & MAPPING, LLC LAND SURVEYORS PLANNERS LB# 7071		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME: 15473SK.DWG	FIELD BOOK/PAGE: 754/3	PROJECT NO.: 15473	SHEET: 1 OF 2
SURVEY DATE: 7/22/24	DRAWN BY: BUD	SCALE: 1" = 40'	CHECKED BY: TLM FILE NO. (S-T-R) 5-45-21

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY OF TITLE INSURANCE
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

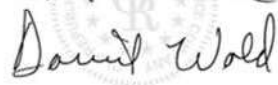
SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

continued on next page



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, FL 33607
(612) 371-1111

By  President
Attest  Secretary

SERIAL O21 - 7033701

3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
 - a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
 - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:

- a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i. (a). The Insured named in Item 1 of Schedule A;
 - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1) an Affiliate;

- (2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
- (3) a spouse who receives the Title because of a dissolution of marriage;
- (4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
- (5) another Insured named in Item 1 of Schedule A.

ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to

object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
 - i. the Amount of Insurance; or
 - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
 - i. the Amount of Insurance will be increased by 15%; and
 - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
 - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or
 - iii. cures the claim of Unmarketable Title,
all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

18. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*

- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

**AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(With Florida Modifications)**

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Office File Number:

1382.1299

Issuing Office's ALTA® Registry ID:

Issuing Agent:

Henderson, Franklin, Starnes
& Holt, P.A. - Fort Myers

Property Address:

Hodgepodge Lane, Captiva FL 33924

Issuing Office:

1715 Monroe Street, Fort
Myers FL 33901

SCHEDULE A

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900
Tampa, Florida, 33607

Policy Number: **O21-7033701**

Amount of Insurance: **\$135,000.00**

Date of Policy: **December 1, 2023 at 3:55 PM**

1. The Insured is: **Lee County Electric Cooperative, Inc., a Florida not-for-profit corporative**
2. The estate or interest in the Land insured by this policy is: **Fee Simple as shown by instrument recorded as Instrument No. 2023000379873, of the Public Records of Lee County, Florida.**
3. The Title is vested in: **Lee County Electric Cooperative, Inc., a Florida not-for-profit corporation**
4. The Land is described as follows:
See Exhibit "A" attached hereto and made a part hereof.

Old Republic National Title Insurance Company

1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111

Henderson, Franklin, Starnes & Holt, P.A. - Fort Myers

ISSUING AGENT

200

AGENT NO.

DocuSigned by:

Alessandro Secino

B549E95CE5084E9

AGENT SIGNATURE

Alessandro Secino

1715 Monroe Street

MAILING ADDRESS

Fort Myers

CITY

, Florida,

33901

ZIP

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Policy Number: O21-7033701

SCHEDULE B
EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.
2. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
3. Coastal Construction Set-Back Line as recorded in Plat Book 31, Page 1, Plat Book 31, Page A-1, and Coastal construction Control Line as recorded in Plat Book 48, Page 15, O.R. Book 2224, Page 1010, and Instrument Number 2010000123008, and any present or future amendments thereto, as shown in the Public Records of Lee County, Florida.
4. Notice of Special Assessments for the Upper Captiva Fire Service Special Assessment Area recorded in Instrument Number 2014000206626; Notice of Determination to use uniform method of collection recorded in Instrument Number 2015000040159 and Resolution No. 2015-0815(1) recorded under Instrument Number 2015000181981, Public Records of Lee County, Florida. These special assessments are collected as part of the Non-Ad Valorem Assessments.
5. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281 and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida. These special assessments are collected as part of the Non-Ad Valorem Assessments.
6. Easement for road of way and drainage or utilities set forth in that deed recorded in O.R. Book 476, Page 771, Public Records of Lee County, Florida.
7. Easement contained in instrument recorded July 19, 2000, under O.R. Book 3281, Page 1578, Public Records of Lee County, Florida.
8. Easement contained in instrument recorded March 28, 2001, under O.R. Book 3384, Page 2085, Public Records of Lee County, Florida.
9. Notwithstanding Covered Risk number 4 of the jacket of this policy, this policy does not insure any right of access to and from said land. The subject property is located on a barrier, bridgeless island.
10. Encroachment of septic tank and drain field near Northwest corner of subject property as shown on boundary survey prepared by Metron Surveying & Mapping LLC dated November 21, 2023 under project # 15473.

Policy Number: O21-7033701

“Exhibit A”

BEGIN AT A CONCRETE POST ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, BEING 226 FEET MORE OR LESS EAST OF THE HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE RUN SOUTH 81° 20' EAST 835.0 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO A CONCRETE POST; THENCE NORTH 08° 40' EAST 205 FEET TO A CONCRETE POST; THENCE NORTH 08° 40' EAST 420 FEET; THENCE SOUTH 81° 20' EAST 460 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08° 40' WEST 105 FEET; NORTH 81° 20' WEST 100 FEET; THENCE NORTH 08° 40' EAST 105 FEET; SOUTH 81° 20' EAST 100 FEET TO THE POINT OF BEGINNING. BEING LOT 28, UNIT 2, OF AN UNRECORDED SUBDIVISION KNOWN AS JOSE'S HIDEAWAY, LOCATED IN GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Prepared by and return to:

Edward P. Canterbury
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33901
239-344-1100
File Number: 1382.1299 EPC

Parcel Identification Number: 05-45-21-10-00000.028A

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made effective this 13th day of December, 2023 between **Jeffrey L. Ward and Becky L. Ward, husband and wife** whose post office address is **6981 Highland Park Circle, Fort Myers, FL 33966**, grantor, and **Lee County Electric Cooperative, Inc., a Florida not for profit corporation**, whose post office address is **P.O. Box 3455, North Fort Myers, FL 33918-3455**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

BEGIN AT A CONCRETE POST ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, BEING 226 FEET MORE OR LESS EAST OF THE HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE RUN SOUTH 81° 20' EAST 835.0 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO A CONCRETE POST; THENCE NORTH 08° 40' EAST 205 FEET TO A CONCRETE POST; THENCE NORTH 08° 40' EAST 420 FEET; THENCE SOUTH 81° 20' EAST 460 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08° 40' WEST 105 FEET; NORTH 81° 20' WEST 100 FEET; THENCE NORTH 08° 40' EAST 105 FEET; SOUTH 81° 20' EAST 100 FEET TO THE POINT OF BEGINNING. BEING LOT 28, UNIT 2, OF AN UNRECORDED SUBDIVISION KNOWN AS JOSE'S HIDEAWAY, LOCATED IN GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA.

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 accruing subsequent to **December 31, 2023**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1
Printed Name: WILLIAM DONALD ERICKSON

[Signature] (Seal)
Jeffrey L. Ward

[Signature]
Witness #2
Printed Name: BECKA WILLIAMS

[Signature]
Witness #1
Printed Name: WILLIAM DONALD ERICKSON

[Signature] (Seal)
Becky L. Ward

[Signature]
Witness #2
Printed Name: BECKA WILLIAMS

State of Florida,
County of LEE

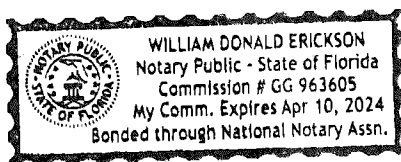
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day NOVEMBER, 2023, by Jeffrey L. Ward and Becky L. Ward, who ☐ are personally known or ☒ have produced Driver license as identification.

[Notary Seal]

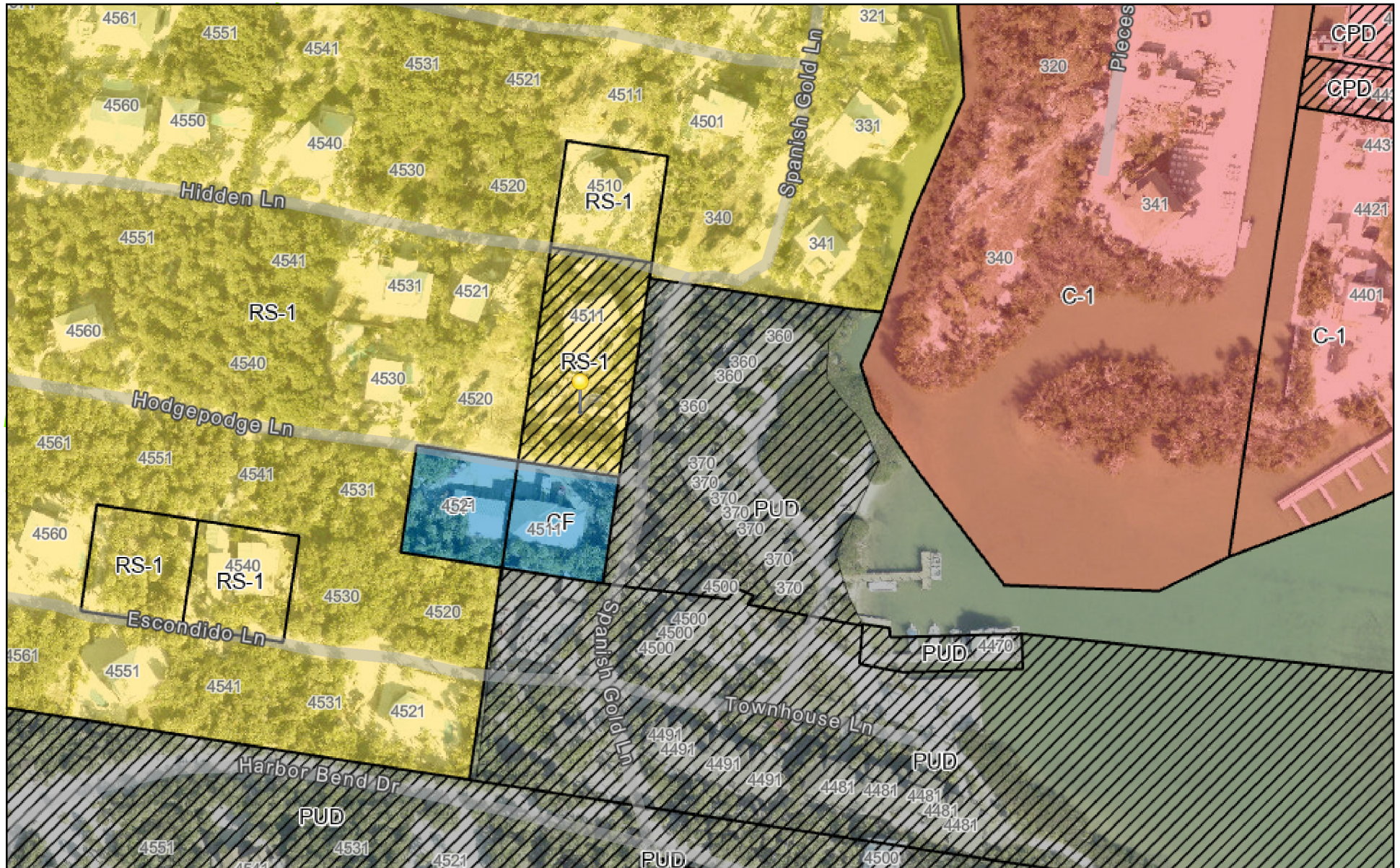
[Signature]
Notary Public

Printed Name: WILLIAM DONALD ERICKSON

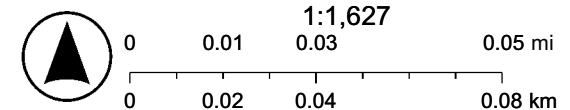
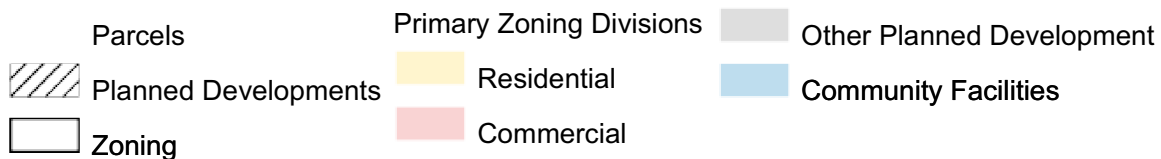
My Commission Expires: 04/10/2024



LeeGIS Data Explorer



6/25/2024, 9:31:19 AM

Lee County Government, GIS, EagleView, Lee County Property Appraiser,
Lee County GIS

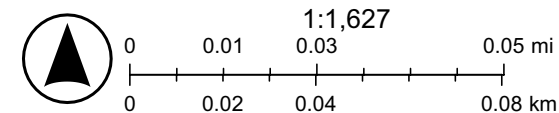
Lee County GIS

This is not a survey. Lee County GIS Department has prepared this map for informational purposes only. Details shown may be unofficial determinations and may not be accompanied by warranty or guarantee.

LeeGIS Data Explorer



6/25/2024, 9:32:21 AM



EagleView, Lee County Property Appraiser, Lee County GIS

Lee County GIS

This is not a survey. Lee County GIS Department has prepared this map for informational purposes only. Details shown may be unofficial determinations and may not be accompanied by warranty or guarantee.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE. PRINTED AND SEALED COPIES ARE NOT VALID.

REVISION DESCRIPTION

DATE

BY

14 VALON ENGINEERING, INC.
2501 DEL MAR DR, SUITE 300A
CAPE CORRAL, FLORIDA 33904
PHONE: 239.59.2407

NORTH CAPTIVA LCEC ESSENTIAL SERVICE FACILITY
HODGEPODGE LN. & SPANISH GOLD LN.
CAPTIVA, FLORIDA 33924

MASTER CONCEPT PLAN

1 of 1

MASTER CONCEPT PLAN
FOR
NORTH CAPTIVA
LCEC ESSENTIAL SERVICE
FACILITY
HODGEPODGE LANE AND
SPANISH GOLD LANE
CAPTIVA - LEE COUNTY, FLORIDA



SITE DATA:
PROPOSED SITE: 10,606 SF (0.24 Ac.±)

SITE INFORMATION:
ADDRESS: HODGEPODGE LN. & SPANISH GOLD LN.
CAPTIVA, FLORIDA 33924
LOCATION: JOSES HIDEAWAY OR 1528
PG 1916 DESC IN OR 617
PG 134 AKA LOT 28 UN 2
STRAP#: 05-45-211-0-00000.028A
JURISDICTION: LEE COUNTY
EXISTING ZONING: RS-1 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING: CFPD (COMMUNITY FACILITY PLANNED DEVELOPMENT)
FUTURE LAND USE: OUTER ISLANDS
DEVELOPMENT TYPE: ESSENTIAL SERVICE FACILITY
FLOOD ZONE: AE 7.00 NAVD

TOTAL SITE AREA:

TOTAL SITE AREA:	10,606 SF	0.24 AC (100%)
BUILDING:	2,631 SF	0.06 AC (24.8%)
(BUILDING FOUNDATION)		
CONCRETE:	1,329 SF	0.03 AC (12.5%)
(CONC DRIVEWAY)		
DRY RETENTION AREA:	1,174 SF	0.03 AC (11.1%)
GREEN SPACE AREA:	5,472 SF	0.13 AC (51.6%)
TOTAL IMPERVIOUS AREA:	3,960 SF	0.09 AC (37.3%)
TOTAL PIRVIOUS AREA:	6,646 SF	0.15 AC (62.7%)

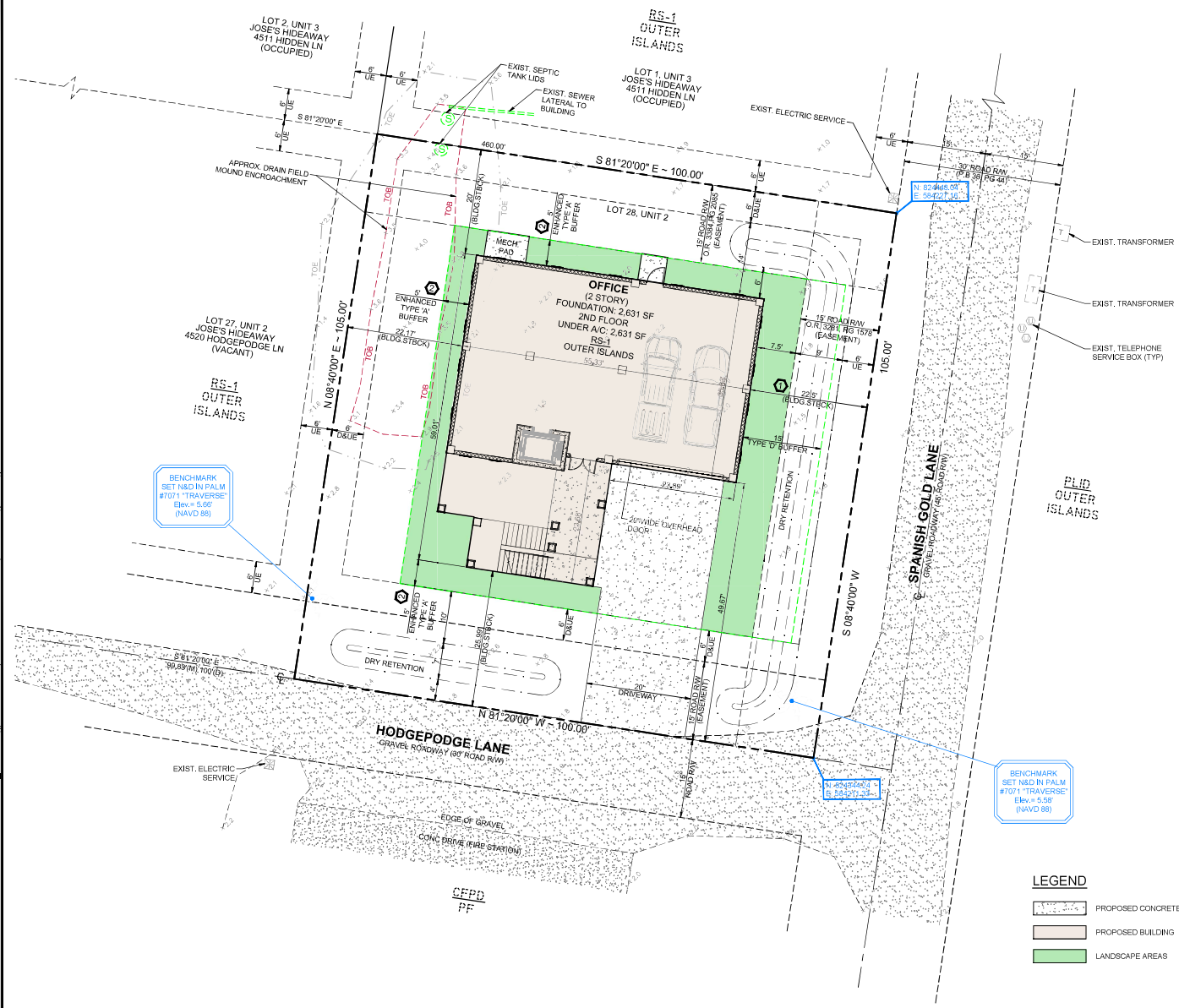
OFFSITE IMPERVIOUS AREAS: 00 SF 0.00 AC

REQUESTED DEVIATIONS

1	34-2192 BUILDING SETBACK - LOCAL STREET
2	10-416(d) BUFFERING FOR ADJACENT PARCELS

SITE DEVELOPMENT REGULATIONS

BUILDING HEIGHT:	30'
# OF STORIES	2
BUILDING SETBACKS	PROVIDED
FRONT: (HODGEPODGE LN)	25.99'
SIDE: (WEST)	22.17'
SIDE: (EAST)	22'-50"
REAR: (SOUTH)	20'
LANDSCAPE BUFFERS	PROVIDED
FRONT: (HODGEPODGE LN)	5' - TYPE A
SIDE: (WEST)	5' - TYPE A
SIDE: (EAST)	15' - TYPE D
REAR: (SOUTH)	5' - TYPE A
AREA REQUIREMENTS	PROVIDED
OPEN SPACE PROVIDED:	62.7%



- LEGEND**
- PROPOSED CONCRETE AREAS
 - PROPOSED BUILDING
 - LANDSCAPE AREAS