

Administrative Deviation: **ADD2024-00004**

**DSO ADMINISTRATIVE DEVIATION  
LEE COUNTY, FLORIDA**

WHEREAS, Swack Engineering, on behalf of DEEP BLUE SEA LAND LOCK LLC, has filed an application for approval of an administrative deviation from the technical requirements of the Lee County Land Development Code, for property known as 5361 Pine Island Rd NW, Bokeelia, FL; and

WHEREAS, the applicant has indicated that the property's STRAP number is 28-44-22-L3-00036.0000; and

WHEREAS, the property is zoned CC, CG, CT (Commercial) and TFC-2 (Residential Two-Family Conservation) and is located in the Urban Community Development Future Land Use Map designation in Lee County; and

WHEREAS, an application for an administrative deviation from the technical requirements of Chapter 10 of the Lee County Land Development Code has been filed; and

WHEREAS, Lee County Land Development Code (LDC), as amended, provides for administrative deviations from certain technical requirements for matters involving streets, access streets, intersections, rights-of-way, drainage swales, public water, public sewer, water mains, mass transit facilities, setbacks for water retention/detention excavations, indigenous native vegetation and similar matters not related to a change in use of the property in question; and

WHEREAS, a deviation is requested from Lee County Land Development Code Section 10-285(a), Table 1 which requires an intersection connection separation distance of 330 feet for minor arterial roadways in a future urban land use designation with a speed limit of less than 45 miles per hour to allow a connection separation for the proposed driveway of 179 feet from the Tipton Dr and 213 feet from the existing commercial accessway as shown on the site plan enclosed as Exhibit "B"; and

WHEREAS, Pine Island Rd NW is a county-maintained, arterial roadway with a speed limit of 40 miles per hour; and

WHEREAS, the subject property frontage on Pine Island Rd NW is approximately 243 feet; and

WHEREAS, the subject property's proposed driveway is as centered as possible between Tipton Dr and the existing John R. Wood property driveway; and

WHEREAS, the property is only accessible via Pine Island Rd NW and given the property dimensions, the applicant is unable to achieve the required 330 feet of separation; and

WHEREAS, the accessway will not cause any adverse impacts to health, safety, or welfare to the public; and

Administrative Deviation: ADD2024-00004

WHEREAS, Lee County Department of Transportation (LCDOT) has reviewed the requested administrative deviation and has recommended approval with the conditions below; and

WHEREAS, the following findings of fact are offered:

- (a) That the proposed alternative to allow the minimum connection separation distance as shown on the site plan enclosed as Exhibit "B" is based on sound engineering practice in consideration of the following criteria:
- (b) That said proposed alternative is no less consistent with the health, safety, and welfare of abutting landowners and the general public than the standard from which the deviation was requested; and
- (c) The granting of the deviation is not inconsistent with any specific directive of the Board of County Commissioners, any other ordinance, or any Lee Plan Provision.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an Administrative Deviation from Lee County LDC Section 10-285(a), Table 1 is approved as conditioned:

- (a) That approval is subject to substantial compliance with the alternative proposal plan entitled "Development Order Plans Pine Island Storage", signed and sealed 05/17/2024 by Jason L. Swack, P.E. and attached as Exhibit "B"; and
- (b) At time of development order, the applicant is to provide a cross access easement to the neighboring properties to eliminate the potential for future direct access to Pine Island Rd as shown on the Proposed Cross Access Easement Exhibit "C"; and
- (c) **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Electronically signed on 4/8/2025  
Brian Roberts, Manager, Development Services  
Lee County Community Development

Exhibits

*Exhibit A – Legal Sketch & Description*

*Exhibit B – "Development Order Plans Pine Island Storage", signed and sealed  
05/17/2024 by Jason L. Swack, P.E.*

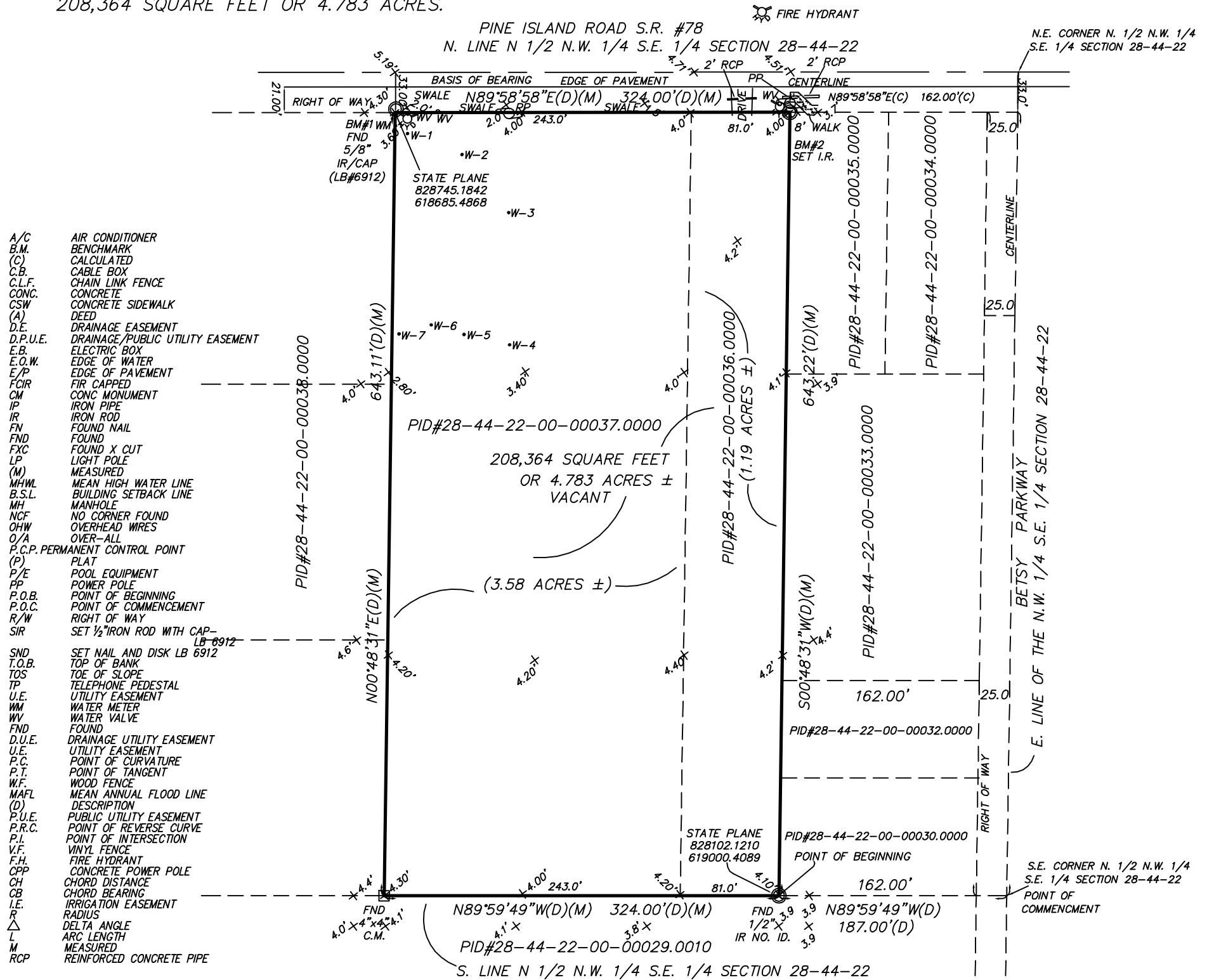
*Exhibit C – Cross Access Easement*

TOPOGRAPHIC SURVEY OF  
5321-5361 PINE ISLAND ROAD NW.  
BOKEELIA, FLORIDA 33922

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SE CORNER OF SAID FRACTION OF SECTION; THENCE RUN N 89°59'49" W FOR 187.00 FEET ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING CONTINUE N 89°59'49" W FOR 324.00 FEET; THENCE RUN N 00°48'31" E FOR 643.11 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 78 (33 FEET FROM CENTERLINE); THENCE RUN N 89°58'58" E ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 78 FOR 324.00 FEET; THENCE RUN S 00°48'31" W FOR 643.22 FEET TO THE POINT OF BEGINNING, CONTAINING 208,364 SQUARE FEET OR 4.783 ACRES.

**REVIEWED**  
**ADD2024-00004**  
**Rick Burris, Principal**  
**Planner**  
**Lee County DCD/Planning**  
**3/20/2024**



**SURVEYORS NOTE:**

- SURVEY WAS MADE OF THE R/W AND PARCEL MARKERS SHOWN AND MATCHES THE ADDRESS AND LOCATION PER TAX INFORMATION AND LEGAL PROVIDED US..
- PARCEL BOUNDARY LINES SHOWN PER PLAT OR LEGAL DESCRIPTION WITH THE IMPROVEMENTS FIELD LOCATED BY HAND MEASUREMENTS OR FIELD EQUIPMENT
- FIELD MEASUREMENTS SURVEY CLOSURE BETTER THAN 1:10000 FEET
- SURVEY CAN BE USED FOR ALL NEEDS

FEMA MAP 12071C0380G  
FLOOD ZONE AE  
DATE: 11-17-22  
BASE ELEV. 8'

NOTE: W-X, ARE WETLAND FLAG SHOTS

ELEVATIONS SHOWN ARE BASED ON RTK-GPS, NAVD 88 4.0' x = SPOT ELEVATIONS

*DRAFTER – MARCOS (SDS)*



0 50 100 200

SCALE: 1"=100'

(C) 2020 BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR - IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY - OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.

(1) UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT SURVEY SHOWING VISIBLE IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND

**AFFORDABLE  
SURVEYS  
239-283-1518**

3366 STRINGFELLOW ROAD  
SAINT JAMES CITY, FL 33956

AFFORDABLE SURVEY IS OWNED BY KNOW IT NOW, INC., 2011 HEIDELBERG AVENUE, DUNEDIN, FL 34698

CERTIFIED EXCLUSIVELY TO:

Paula Towell  
Deep blue Sea Land Lock, LLC  
Sanibel Captiva Community Bank  
Townsend Title Insurance Agency, LLC  
Agents National Title Insurance Company

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT  
USING FIELD SURVEY PREPARED UNDER MY DIRECTION AND IS  
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE  
AND SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

**DATE OF FIELD SURVEY**  
**06-09-2023**

**BILL HYATT**  
Surveyor & Mapper Number 4636  
LB 6912

**FLORIDASURVEYOR@AOL.COM**  
727-415-8305

EXHIBIT B

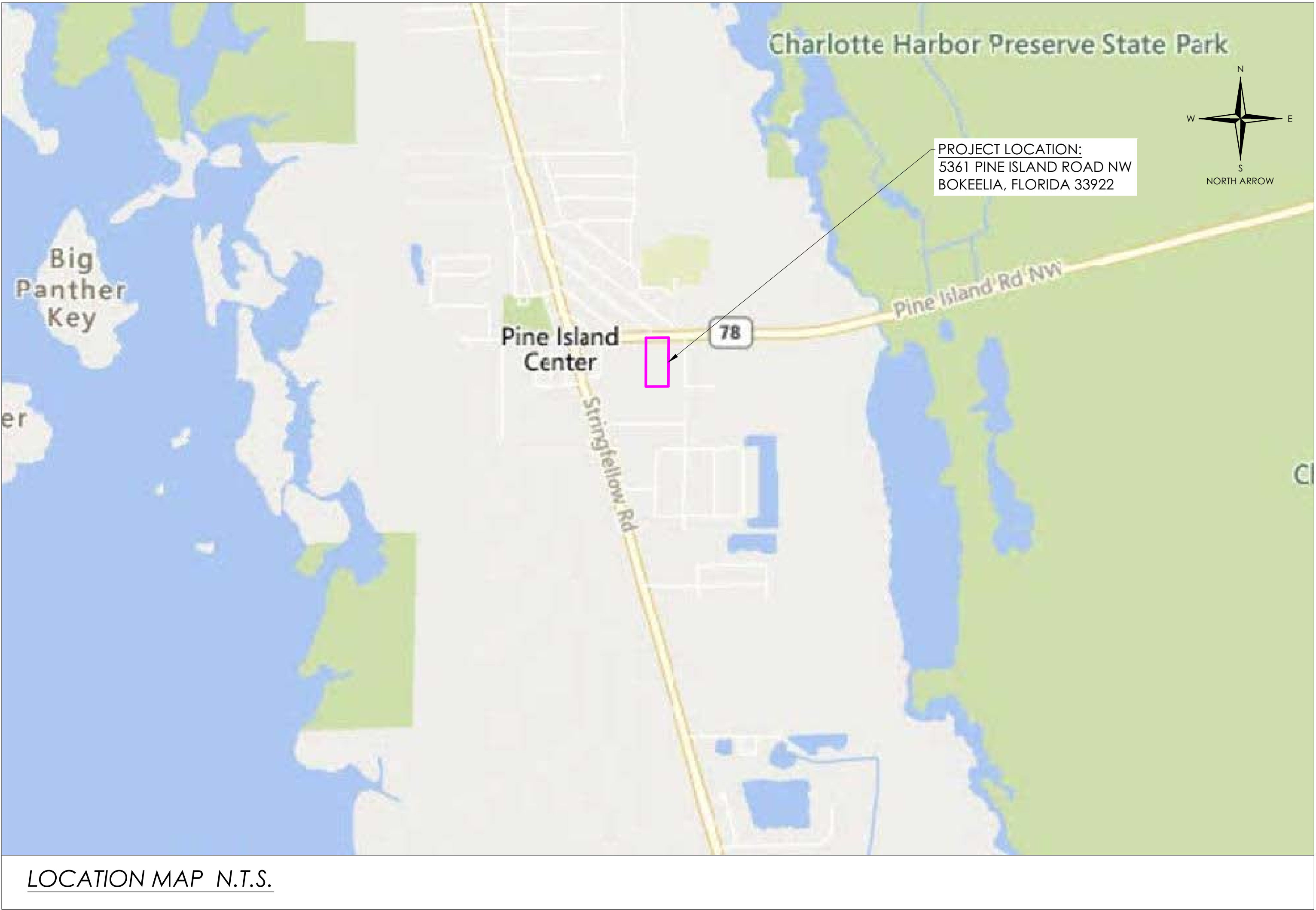
DEVELOPMENT ORDER PLANS

PINE ISLAND STORAGE

SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST

| INDEX OF SHEETS: |                                              |
|------------------|----------------------------------------------|
| SHEET NO.        | SHEET TITLE                                  |
| CIVIL PLANS:     |                                              |
| C1               | COVER SHEET                                  |
| C2               | AERIAL                                       |
| C3               | EXISTING CONDITIONS                          |
| C4               | SITE PLAN                                    |
| C5               | STRIPING PLANS & DRIVEWAY SEPARATION EXHIBIT |
| C6               | GRADING AND DRAINAGE PLAN                    |
| C7               | UTILITY PLAN                                 |
| C8               | FIRE PROTECTION PLAN                         |
| D1               | CROSS SECTIONS                               |
| D3               | PROJECT DETAILS & NOTES                      |
| SWP3             | STORM WATER POLLUTION PREVENTION PLAN        |

| LEE PLAN CONSISTENCY:                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THE PROPOSED PROJECT IS CONSISTENT WITH THE LEE COUNTY LAND DEVELOPMENT CODE AND THE GOALS (SPECIFICALLY 6, 7, & 8), OBJECTIVES & POLICIES SET FORTH IN THE LEE PLAN, INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP. |



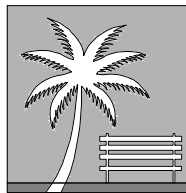
| SITE INFORMATION   |                                              |
|--------------------|----------------------------------------------|
| STRAP NOS.:        | 28-44-22-L3-00036.0000                       |
| ADDRESS:           | 5361 PINE ISLAND RD NW, BOKEELIA             |
| ZONED:             | CC, CG                                       |
| LANDUSE:           | OPEN STORAGE                                 |
| EXISTING LAND USE: | UNDEVELOPED                                  |
| SOILS:             | 28 - IMMOKALEE SAND<br>11 - MYAKKA FINE SAND |

OWNER:  
DEEP BLUE SEA LAND LOCK, LLC  
11500 FLINT LANE  
BOKEELIA, FL 33922

| PROFESSIONAL CONSULTANTS   |                                                    |              |
|----------------------------|----------------------------------------------------|--------------|
| NAME                       | ADDRESS                                            | TELEPHONE    |
| JOSEPH H. KELLEY, RLA, LLC | 3805 HANOVER ST. FORT MYERS, FL 33901              | 239-940-3065 |
| QUATTRONE & ASSOC., INC.   | 4301 VERONICA SHOEMAKER BLVD, FORT MYERS, FL 33916 | 239-936-5222 |
| AFFORDABLE SURVEYS         | 3366 STRINGFELLOW RD, SAINT JAMES CITY, FL 33956   | 239-283-1518 |
| PENNONI ASSOC., INC        | 1212 COUNTRY CLUB BLVD, #202 CAPE CORAL, FL 33990  | 239-360-3075 |

| VERTICAL DATUM: NAVD                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------|
| THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2 |
| CALL BEFORE YOU DIG:                                                                                                          |
| SUNSHINE STATE ONE CALL CENTER<br>PHONE: (800) 432-4770<br>(MINIMUM 48 HOURS NOTICE REQUIRED)                                 |

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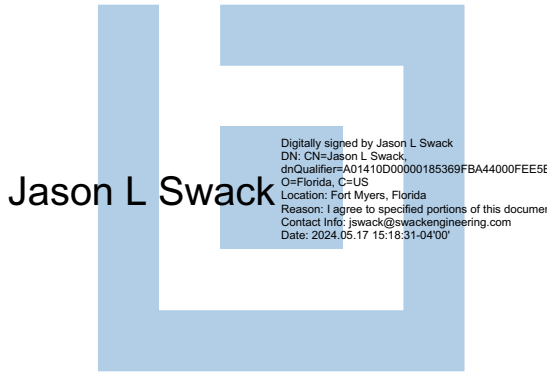
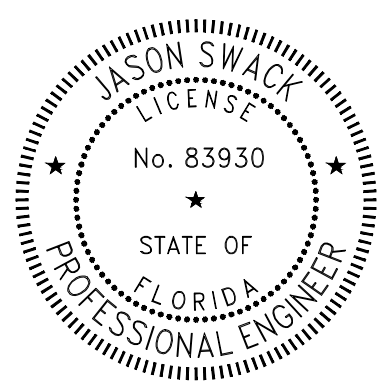


**SWACK**  
ENGINEERING

SWACK ENGINEERING, LLC  
PO BOX 93, FORT MYERS, FL 33902  
PH#: 205.482.6575

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON SWACK, PE, ON 05/17/2024.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

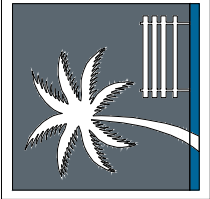


JASON LEE SWACK, P.E.  
SWACK ENGINEERING, LLC  
PO BOX 93  
FORT MYERS, FL 33902  
FLORIDA P.E. LICENSE NO. 83930

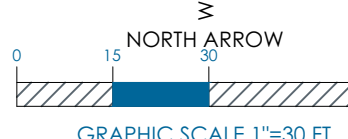
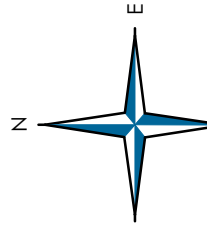


| FLUCCS LEGEND                  |                                  |        |         |
|--------------------------------|----------------------------------|--------|---------|
| ID                             | DESCRIPTION                      | STATUS | ACREAGE |
| 411 E3                         | PINE FLATWOODS (EXOTICS S1 -75%) | N      | 0.20    |
| 450                            | MIXED EXOTIC UPLAND FOREST       | N      | 2.45    |
| 619                            | EXOTIC WETLAND HARDWOODS         | W      | 0.07    |
| 740                            | DISTURBED LAND                   | N      | 1.98    |
| 740H                           | HYDRIC DISTURBED LAND            | W      | 0.10    |
| TOTAL PROJECT AREA             |                                  |        | 4.78    |
| N = NON-WETLAND<br>W = WETLAND |                                  |        |         |

| LEGEND |                       |
|--------|-----------------------|
|        | PROJECT BOUNDARY LINE |
|        | EXISTING R.O.W. LINE  |
|        | FLUCCS BOUNDARY LINE  |



SWACK ENGINEERING, LLC  
PO BOX 93 FORT MYERS, FL 33902  
PH#: 205.482.6575



AERIAL AND FLUCCS PLAN

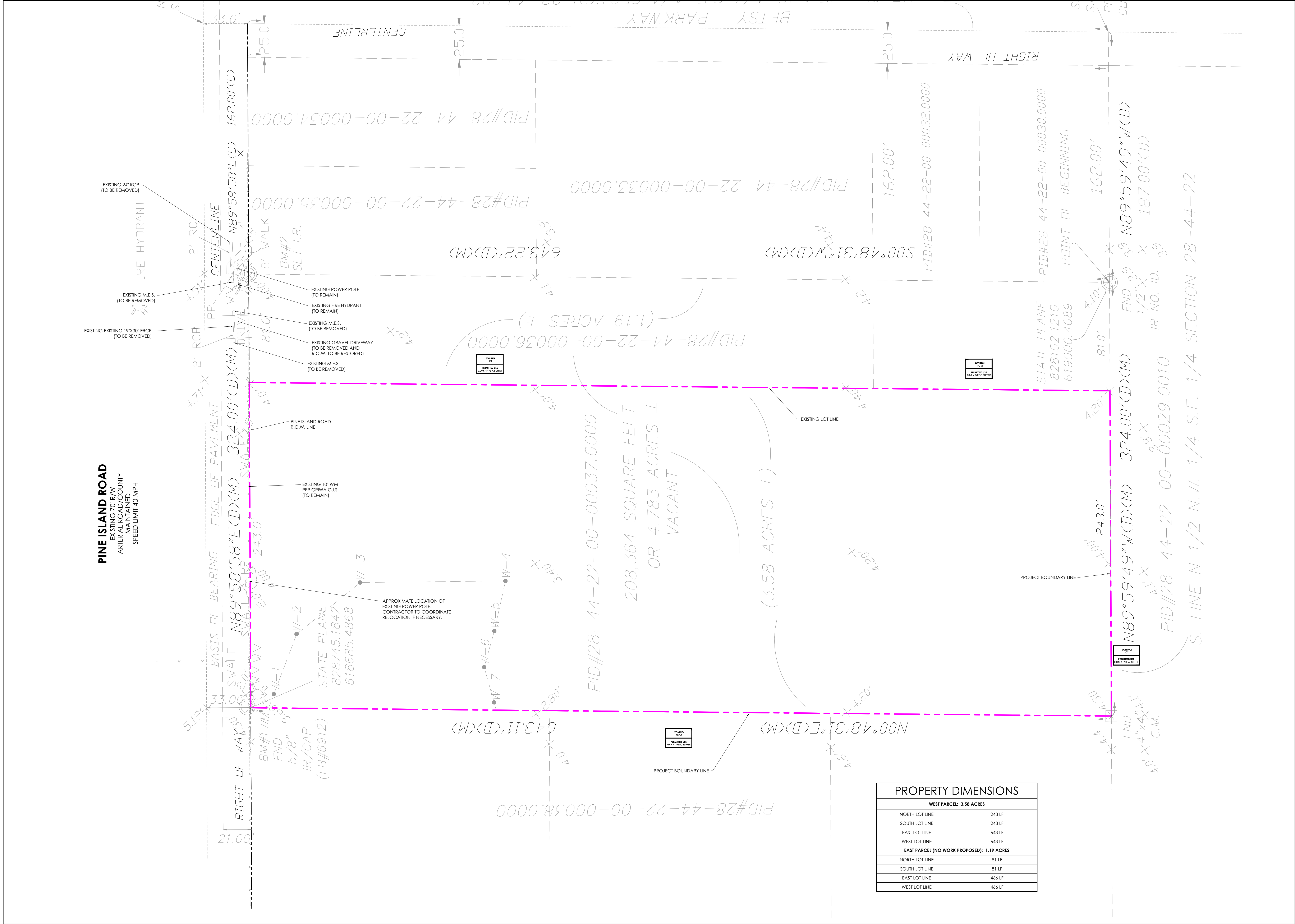
DEEP BLUE SEA AND LOCK, LLC.  
11500 FLINT LANE BOKEELIA, FL 33922

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013-2022 SITE PLAN.DWG  
PROJECT #: 013-2022 DRAWN: JLS  
DATE: 05/17/2024 DESIGNED: JLS

SHEET

C2



SWACK ENGINEERING

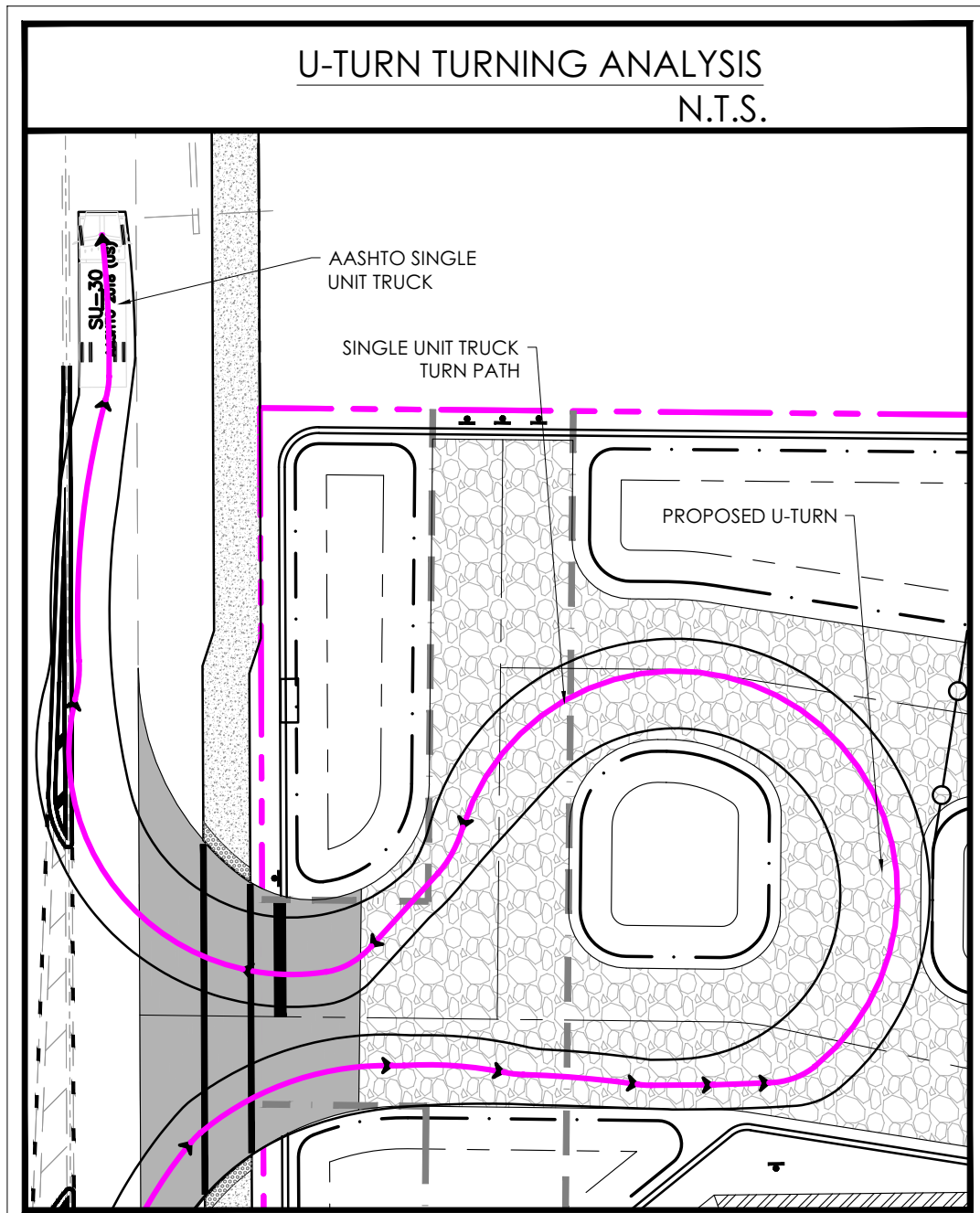
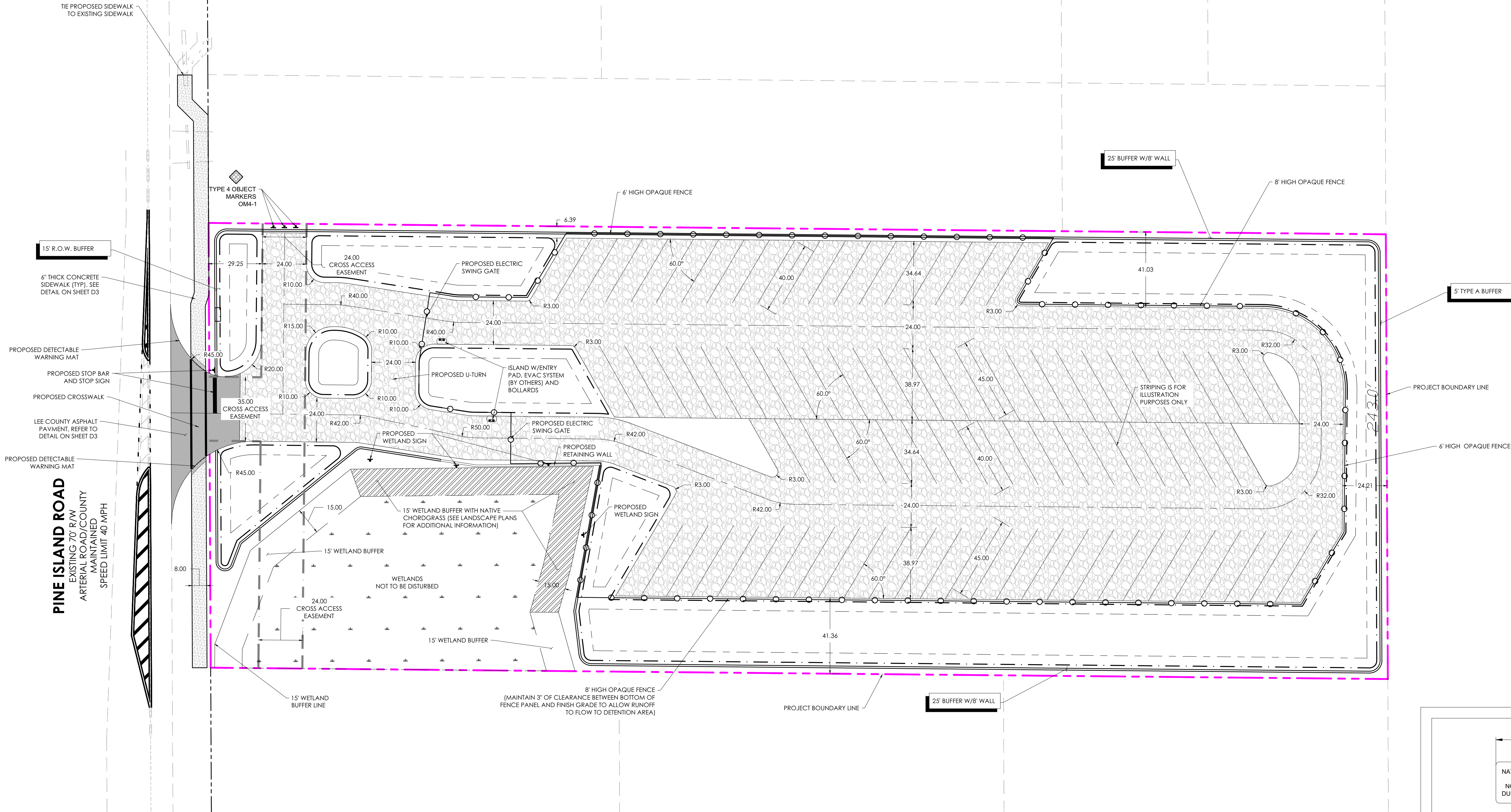
SWACK ENGINEERING, LLC  
PO BOX 93 FORT MYERS, FL 33902  
PH#: 205.482.6575

NORTH ARROW  
GRAPHIC SCALE 1"=30 FT.

013-2022 SITE PLAN.DWG  
PROJECT #: 013-2022 DRAWN: JLS  
DATE: 05/17/2024 DESIGNED: JLS

REVISIONS:

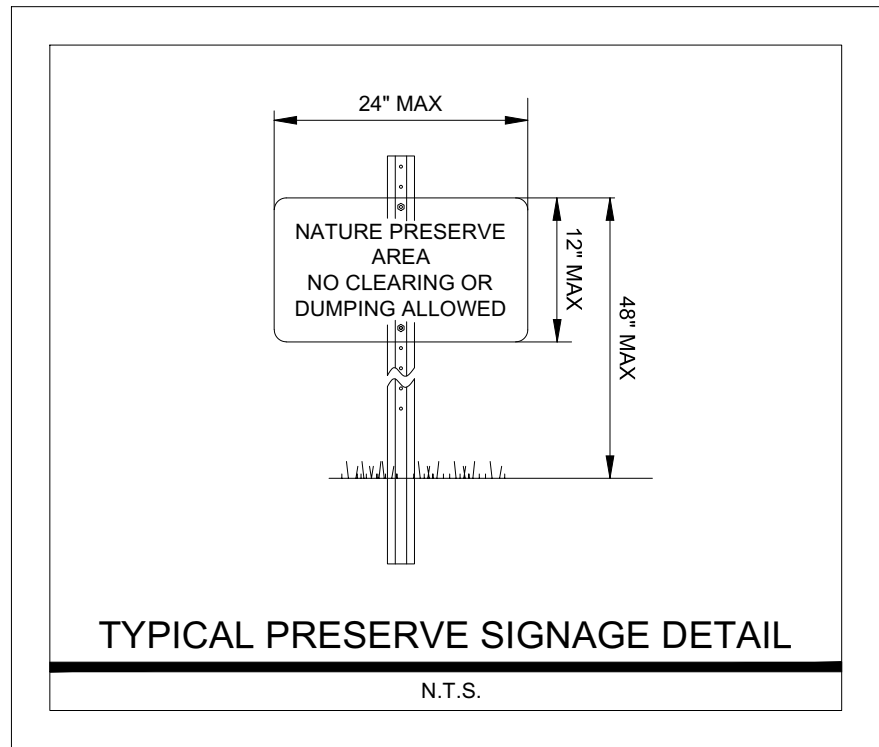
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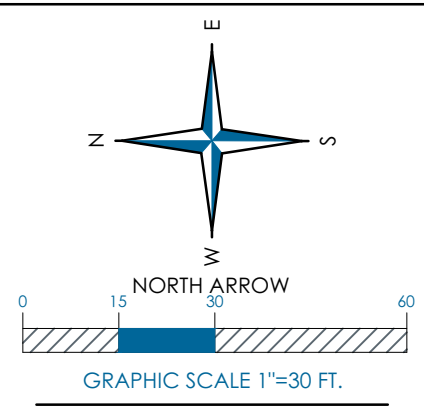
| PROPOSED SITE CONDITIONS                                                                                            |            |    |      |    |      |
|---------------------------------------------------------------------------------------------------------------------|------------|----|------|----|------|
| TOTAL SITE AREA                                                                                                     | 208,216.80 | SF | 4.78 | AC |      |
| EASTERN CT ZONED PARCEL*                                                                                            | 37,782.45  | SF | 0.87 | AC |      |
| EASTERN TFC-2 ZONED PARCEL*                                                                                         | 14,317.66  | SF | 0.32 | AC |      |
| WETLAND AREA*                                                                                                       | 13,644.00  | SF | 0.31 | AC |      |
| WETLAND BUFFER AREA*                                                                                                | 5,355.00   | SF | 0.12 | AC |      |
| TOTAL BASIN AREA                                                                                                    | 137,117.69 | SF | 3.15 | AC | 100% |
| BUILDING AREA                                                                                                       | -          | SF | -    | AC | 0%   |
| PAVEMENT AREA                                                                                                       | 82,104.00  | SF | 1.88 | AC | 60%  |
| MISC. CONCRETE AREA                                                                                                 | -          | SF | -    | AC | 0%   |
| MISC. OPEN GREEN SPACE                                                                                              | 55,013.69  | SF | 1.26 | AC | 40%  |
| IMPERVIOUS AREA                                                                                                     | 82,104.00  | SF | 1.88 | AC | 60%  |
| PERVIOUS AREA                                                                                                       | 55,013.69  | SF | 1.26 | AC | 40%  |
| * THESE AREAS WILL NOT BE IMPACTED OR DEVELOPED WITH THIS DEVELOPMENT ORDER AND ARE OUTSIDE OF THE CONTROLLED BASIN |            |    |      |    |      |

| SITE INFORMATION   |                                              |
|--------------------|----------------------------------------------|
| STRAP NOS.:        | 28-44-22-L3-00036.0000                       |
| ADDRESS:           | 5361 PINE ISLAND RD NW, BOKEELIA             |
| ZONED:             | CC, CG                                       |
| LANDUSE:           | OPEN STORAGE                                 |
| EXISTING LAND USE: | UNDEVELOPED                                  |
| SOILS:             | 28 - IMMOKALEE SAND<br>11 - MYAKKA FINE SAND |

| SITE DEVELOPMENT TABLE           |                                  |          |       |
|----------------------------------|----------------------------------|----------|-------|
| MUNICIPALITY:                    | LEE COUNTY                       |          |       |
| DEVELOPMENT ZONING:              | CC & CG                          |          |       |
| SITE USAGE:                      | OPEN STORAGE ON CC, & CG PORTION |          |       |
|                                  | REQUIRED                         | PROPOSED |       |
| MIN. STREET SETBACK:             | 50 FT                            | N/A      | FT    |
| MIN. SIDE YARD SETBACK:          | 40 FT                            | N/A      | FT    |
| MIN. REAR SETBACK:               | 40 FT                            | N/A      | FT    |
| MAX. BUILDING HEIGHT:            | 70 FT                            | N/A      | FT    |
| MIN. DISTANCE BETWEEN BUILDINGS: | N/A                              | FT       | FT    |
| MIN. FLOOR AREA OF BUILDING:     | 10,000 SQ FT                     | N/A      | SQ FT |
| MIN. LOT AREA:                   | N/A                              | SQ FT    | SQ FT |
| MIN. LOT WIDTH:                  | 100 FT                           | 243      | FT    |
| MAX. BUILDING COVERAGE:          | 45 %                             | N/A      | %     |



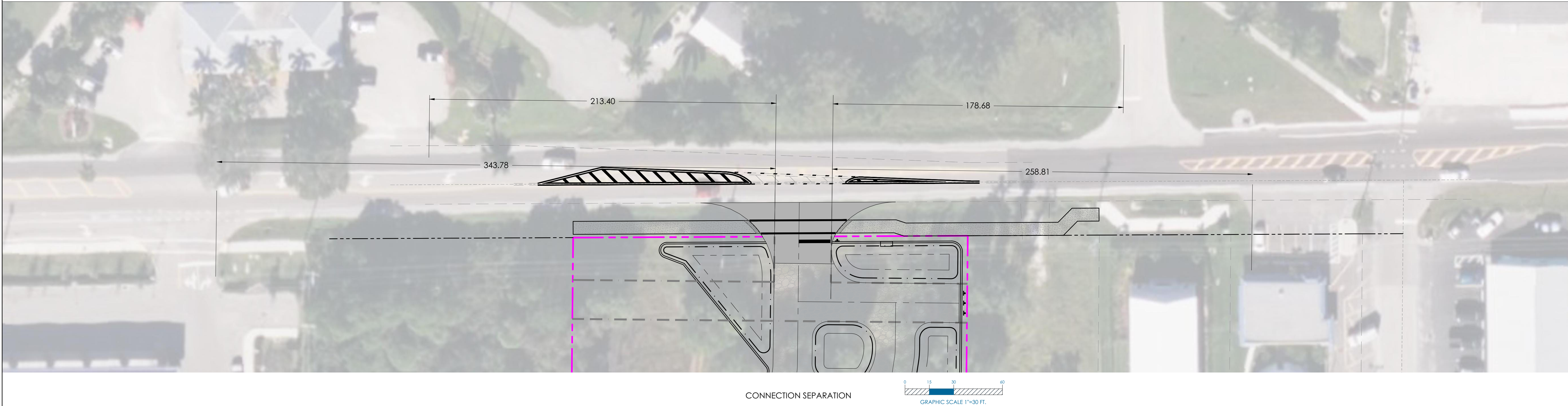
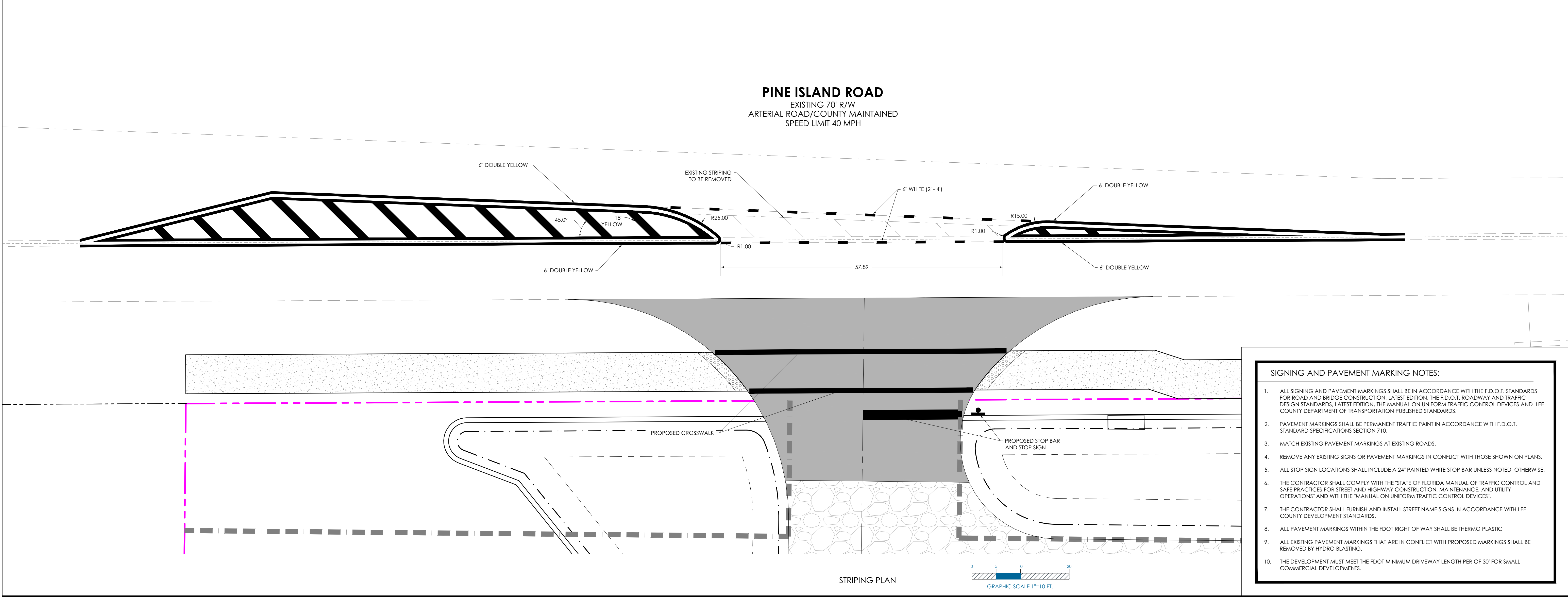
| LEGEND |                                         |
|--------|-----------------------------------------|
|        | PROPOSED STANDARD DUTY ASPHALT PAVEMENT |
|        | PROPOSED CRUSHED STONE SURFACE          |
|        | PROPOSED 6\"/>                          |
|        | PROPOSED DETECTABLE WARNING MAT         |
|        | PROPOSED PERIMETER BERM                 |
|        | PROPOSED FENCE                          |
|        | PROJECT BOUNDARY                        |
|        | RIGHT OF WAY                            |
|        | PROPOSED TOP OF BANK                    |
|        | PROPOSED TOE OF SLOPE                   |
|        | LOT LINE                                |
|        | PINE ISLAND ROAD CENTER LINE            |
|        | EXISTING EDGE OF PAVEMENT               |



SITE PLAN

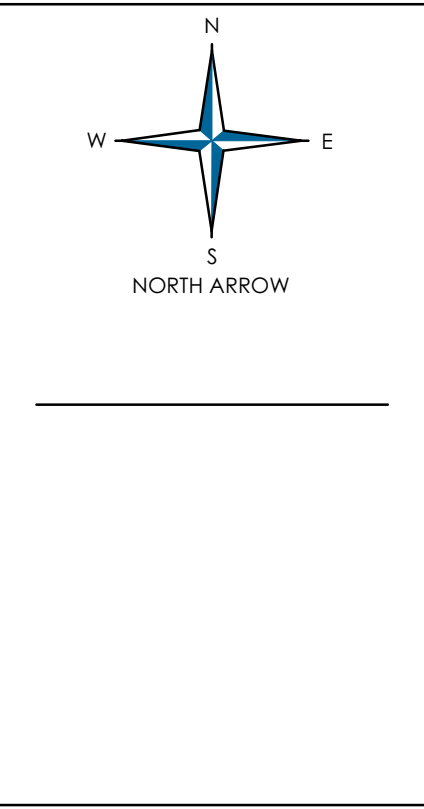
DEEP BLUE SEA AND LOCK, LLC.  
11500 FLINT LANE BOKEELIA, FL 33922

REVISIONS:



**SWACK**  
ENGINEERING

SWACK ENGINEERING, LLC  
PO BOX 93 FORT MYERS, FL 33902  
PH#: 205.482.6575



**STRIPING PLAN & DRIVEWAY SEPARATION EXHIBIT**

**DEEP BLUE SEA AND LOCK, LLC.**  
11500 FLINT LANE BOKEELIA, FL 33922

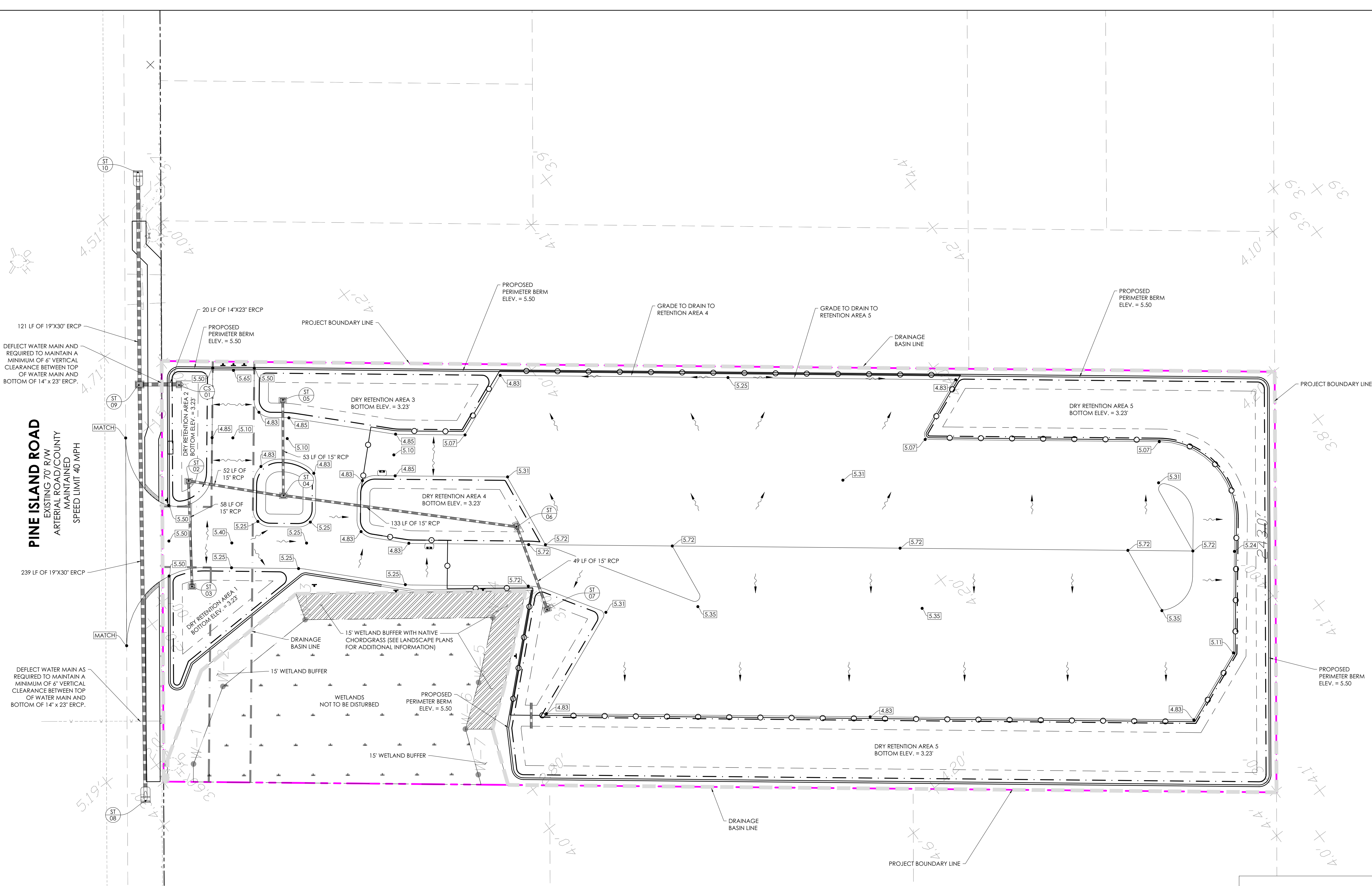
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013-2022 SITE PLAN.DWG  
PROJECT #: 013-2022 DRAWN: JLS  
DATE: 05/17/2024 DESIGNED: JLS

**C5**

SHEET



| PROPOSED SITE CONDITIONS                                                                                            |            |    |      |    |      |
|---------------------------------------------------------------------------------------------------------------------|------------|----|------|----|------|
| TOTAL SITE AREA                                                                                                     | 208,216.80 | SF | 4.78 | AC |      |
| EASTERN CT ZONED PARCEL*                                                                                            | 37,782.45  | SF | 0.87 | AC |      |
| EASTERN TFC-2 ZONED PARCEL*                                                                                         | 14,317.66  | SF | 0.32 | AC |      |
| WETLAND AREA*                                                                                                       | 13,644.00  | SF | 0.31 | AC |      |
| WETLAND BUFFER AREA*                                                                                                | 5,355.00   | SF | 0.12 | AC |      |
|                                                                                                                     |            |    |      |    |      |
| TOTAL BASIN AREA                                                                                                    | 137,117.69 | SF | 3.15 | AC | 100% |
| BUILDING AREA                                                                                                       | -          | SF | -    | AC | 0%   |
| PAVEMENT AREA                                                                                                       | 82,104.00  | SF | 1.88 | AC | 60%  |
| MISC. CONCRETE AREA                                                                                                 | -          | SF | -    | AC | 0%   |
| MISC. OPEN GREEN SPACE                                                                                              | 55,013.69  | SF | 1.26 | AC | 40%  |
|                                                                                                                     |            |    |      |    |      |
| IMPERVIOUS AREA                                                                                                     | 82,104.00  | SF | 1.88 | AC | 60%  |
| PERVIOUS AREA                                                                                                       | 55,013.69  | SF | 1.26 | AC | 40%  |
| * THESE AREAS WILL NOT BE IMPACTED OR DEVELOPED WITH THIS DEVELOPMENT ORDER AND ARE OUTSIDE OF THE CONTROLLED BASIN |            |    |      |    |      |

| DESIGN SUMMARY                      |                                                                    |
|-------------------------------------|--------------------------------------------------------------------|
| PINE ISLAND OPEN STORAGE            |                                                                    |
| WATER QUALITY                       |                                                                    |
| Total Site Area (ac)                | 4.78                                                               |
| Drainage Basin area (ac)            | 3.15                                                               |
| Control Elevation (ft-NAVD)         | 2.23                                                               |
| Control Structure                   | CS #1 Grate = 5.41 ft-NAVD W/ Bleeder = 3" Circular @ 3.73 ft-NAVD |
| 5 Year 1 Day Storm                  |                                                                    |
| Rainfall (in)                       | 5.50                                                               |
| Peak Stage (ft-NAVD)                | 4.83                                                               |
| Min. Parking Crown Elev. (ft-NAVD)  | 4.83                                                               |
| 25 Year 3 Day Storm                 |                                                                    |
| Rainfall (in)                       | 11.00                                                              |
| Allowable Discharge* (cfs)          | 0.36                                                               |
| Design Discharge (cfs)              | 0.29                                                               |
| Peak Stage (ft-NAVD)                | 5.41                                                               |
| Min. Berm Elev. (ft-NAVD)           | 5.50                                                               |
| 100 Year 3 Day Storm                |                                                                    |
| Rainfall (in)                       | 14.00                                                              |
| FEMA Elevation (ft-NAVD)            | 8.00                                                               |
| Peak Stage (ft-NAVD)                | 5.83                                                               |
| Min. Finished Floor Elev. (ft-NAVD) | N/A                                                                |

| DRAINAGE STRUCTURE TABLE |                                                                |             |            |
|--------------------------|----------------------------------------------------------------|-------------|------------|
| STR NO.                  | TYPE                                                           | GRATE ELEV. | INV. ELEV. |
| 01                       | MODIFIED "C-INLET" CONTROL STRUCTURE (SEE DETAIL ON SHEET D-2) | 5.41        | 2.00       |
| 02                       | C-INLET                                                        | 3.23        | 1.15       |
| 03                       | C-INLET                                                        | 3.23        | 1.15       |
| 04                       | C-INLET                                                        | 3.23        | 1.15       |
| 05                       | C-INLET                                                        | 3.23        | 1.15       |
| 06                       | C-INLET                                                        | 3.23        | 1.15       |
| 07                       | C-INLET                                                        | 3.23        | 1.15       |
| 08                       | MITERED END SECTION                                            | N/A         | 1.80       |
| 09                       | D-INLET                                                        | 3.64        | 1.10       |
| 10                       | MITERED END SECTION                                            | N/A         | 1.80       |

| LEGEND |                                         |
|--------|-----------------------------------------|
|        | PROPOSED STANDARD DUTY ASPHALT PAVEMENT |
|        | PROPOSED CRUSHED STONE SURFACE          |
|        | PROPOSED 8' SIDEWALK                    |
|        | PROPOSED DRAINAGE PIPE                  |
|        | PROPOSED MITERED END SECTION (M.E.S.)   |
|        | PROPOSED CATCH BASIN                    |
|        | PROPOSED DRAINAGE FLOW ARROW            |
|        | PROPOSED DRAINAGE STRUCTURE NUMBER      |
|        | PROPOSED ELEVATION                      |
|        | EXISTING ELEVATION                      |
|        | PROPOSED PERIMETER BERM                 |
|        | PROPOSED FENCE                          |
|        | PROJECT BOUNDARY                        |
|        | RIGHT OF WAY                            |
|        | PROPOSED TOP OF BANK                    |
|        | PROPOSED TOE OF SLOPE                   |
|        | LIMITS OF CONTROLLED BASIN              |

**SWACK**  
ENGINEERING

SWACK ENGINEERING, LLC  
PO BOX 93 FORT MYERS, FL 33902  
PH#: 202.482.6575

NORTH ARROW  
GRAPHIC SCALE 1"=30 FT.

DRAINAGE AND GRADING PLAN

DEEP BLUE SEA AND LOCK, LLC.  
11500 FLINT LANE BOKEELIA, FL 33922

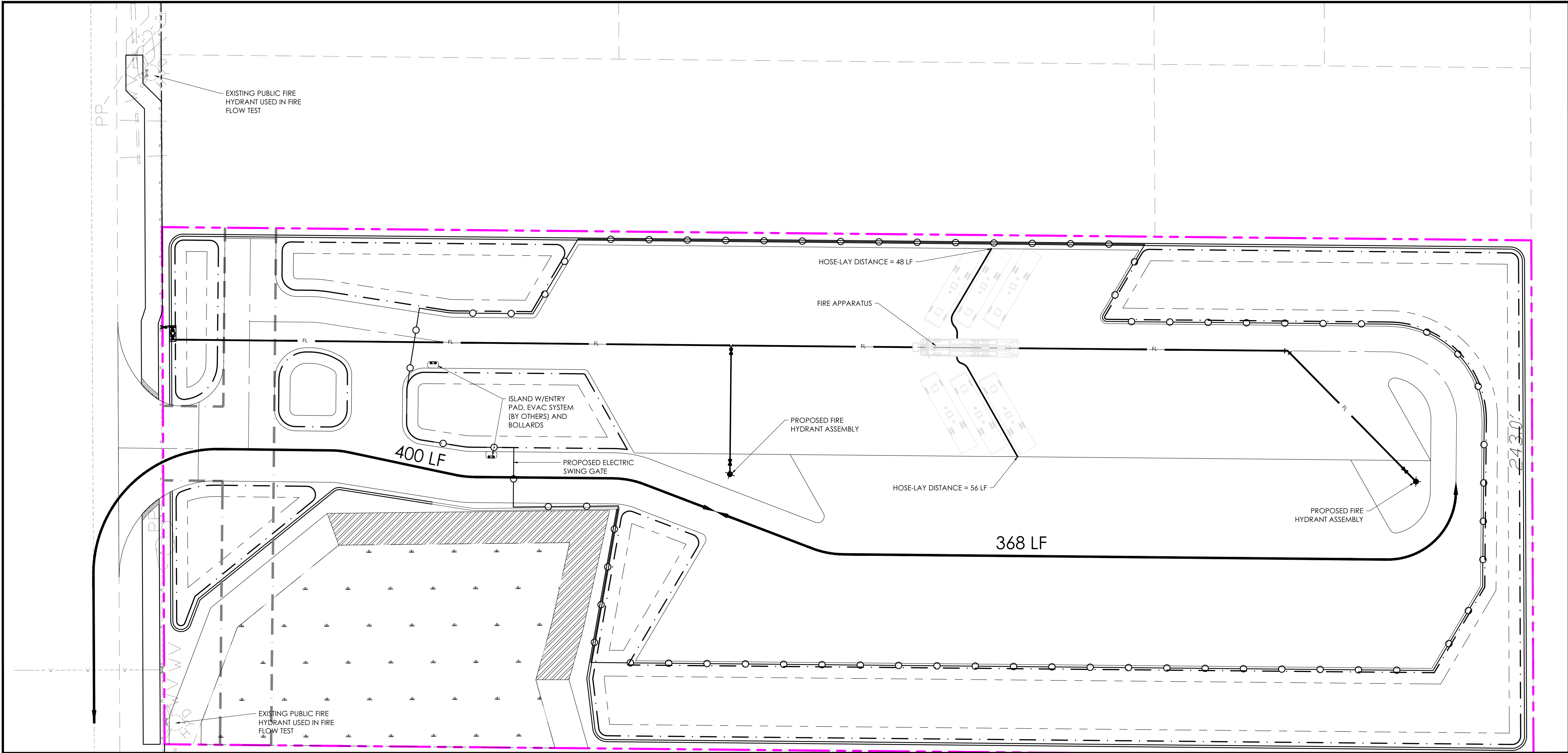
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013-2022 SITE PLAN.DWG  
PROJECT #: 013-2022 DRAWN: JLS  
DATE: 05/17/2024 DESIGNED: JLS

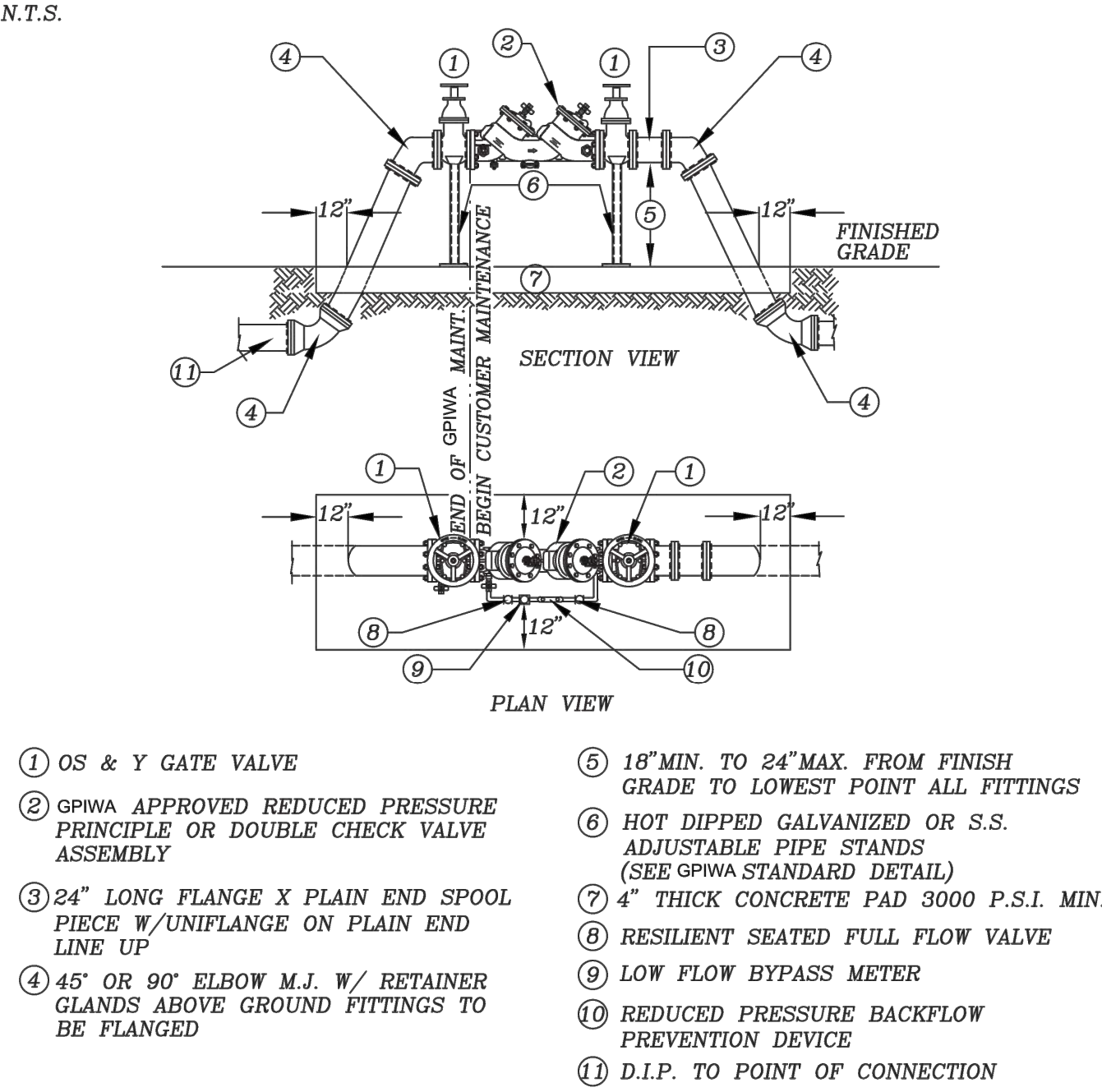
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SHEET



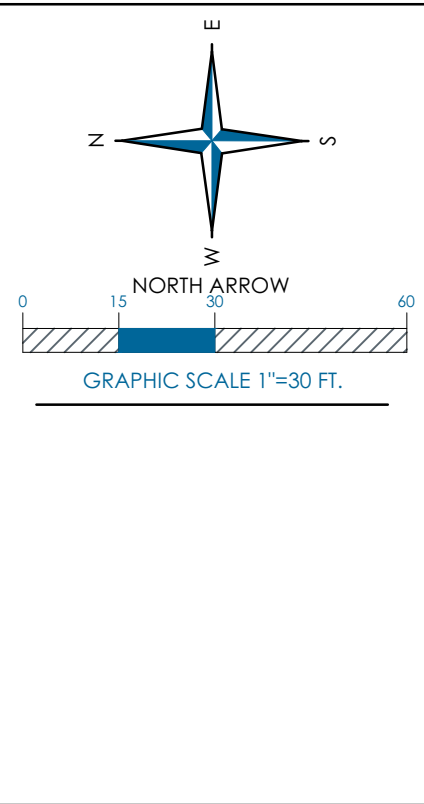


2-1/2" OR LARGER CROSS CONNECTION CONTROL ASSEMBLY



**SWACK**  
ENGINEERING

SWACK ENGINEERING, LLC  
PO BOX 93 FORT MYERS, FL 33902  
PH#: 205.482.6575



Matlacha Pine Island Fire Control District  
Fire Hydrant Flow Test Sheet

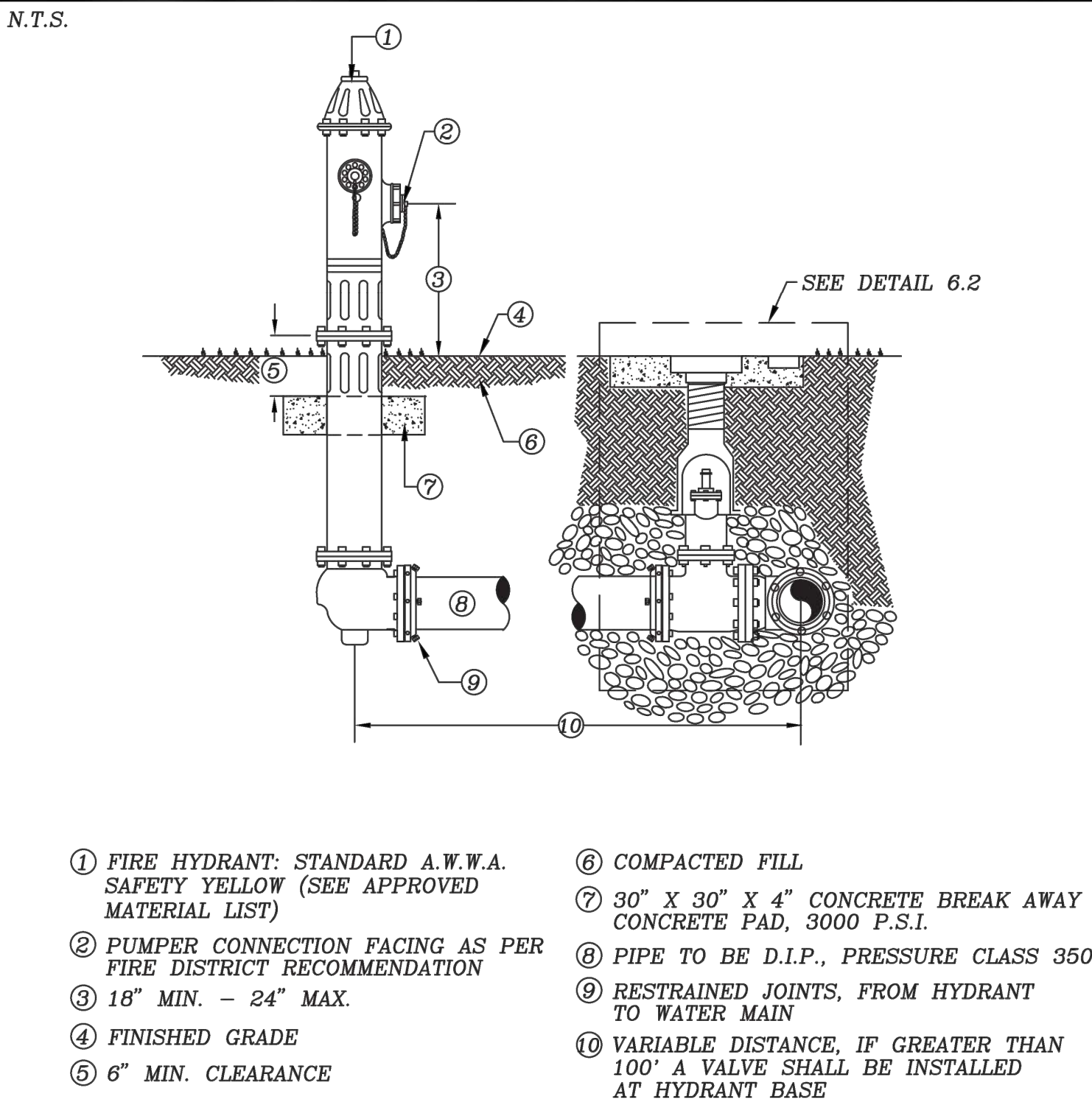
|                                       |                                       |
|---------------------------------------|---------------------------------------|
| Location of Fire Hydrant:             | 5361 Pine Island Road NW              |
| Hydrant I.D. Number:                  | N/A                                   |
| Date Of Test:                         | Friday, September 1, 2023             |
| Time Of Test:                         | 10:00:00 AM                           |
| Person(s) at Test Site:               | Fire Inspector Ulrich                 |
| Water Supplied By:                    | Greater Pine Island Water Association |
| Discharge Size:                       | 2.5                                   |
| Pitot Reading                         | 38                                    |
| Actual Flow Of Hydrant:               | 1034.350142                           |
| Static Pressure:                      | 68                                    |
| Residual Pressure                     | 60                                    |
| Calculated Flow @ 20 P.S.I. Residual: | 2721.88175                            |
| Minutes Flowed:                       | 5 Mins                                |

Remarks:  
Flow Test requested by Jason Swack, (205) 482-6575.

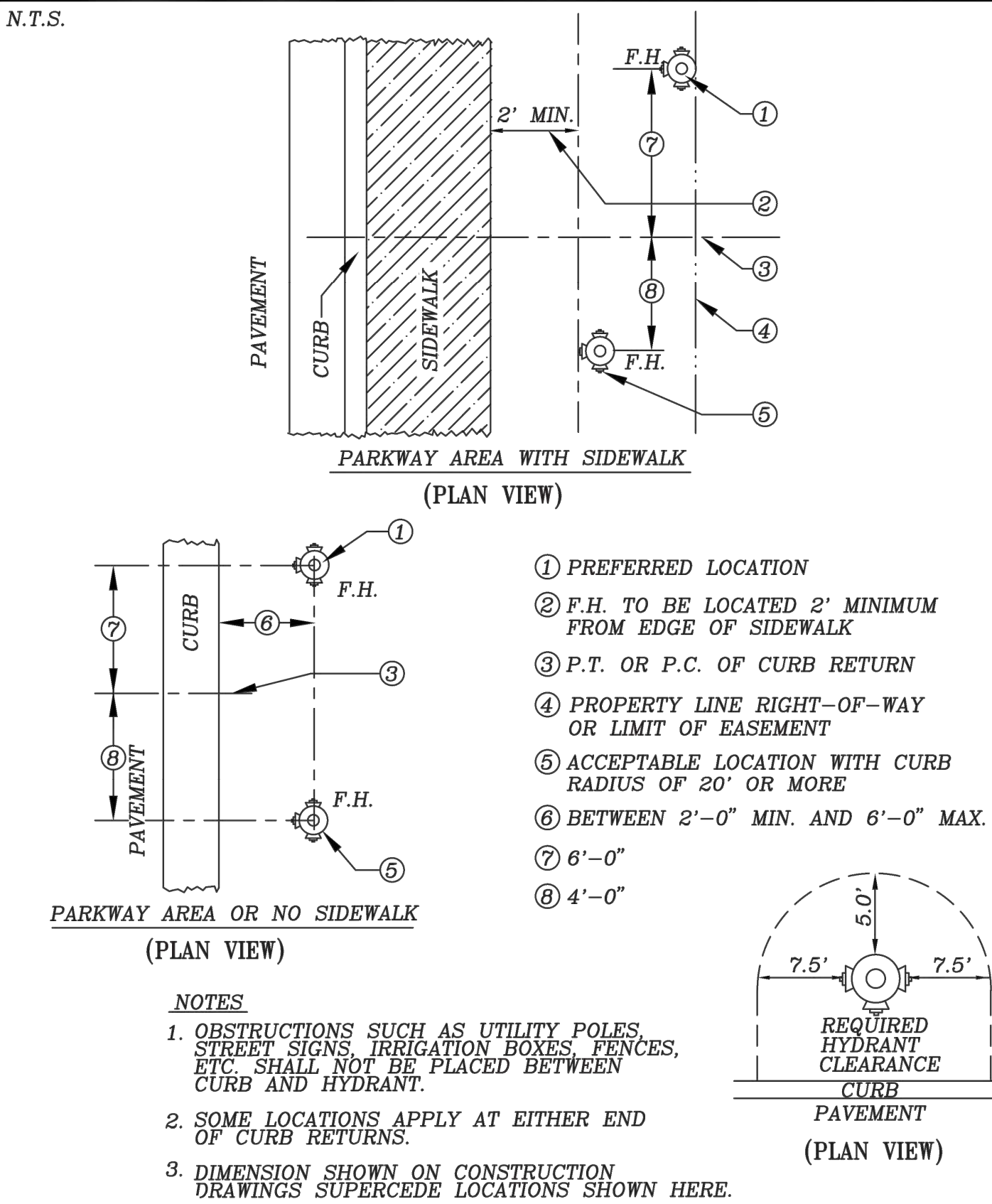
Test Ordered By: Jason Swack

Tester Signature: Courtney Ulrich

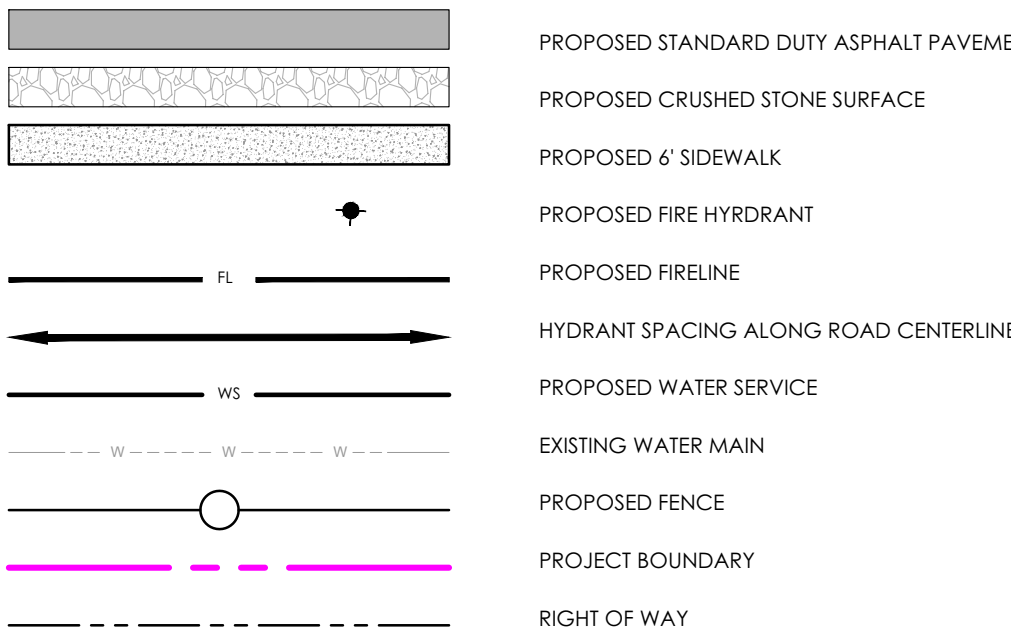
FIRE HYDRANT ASSEMBLY



FIRE HYDRANT LOCATIONS / CLEARANCE



LEGEND

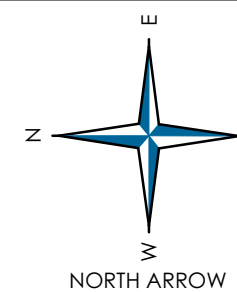
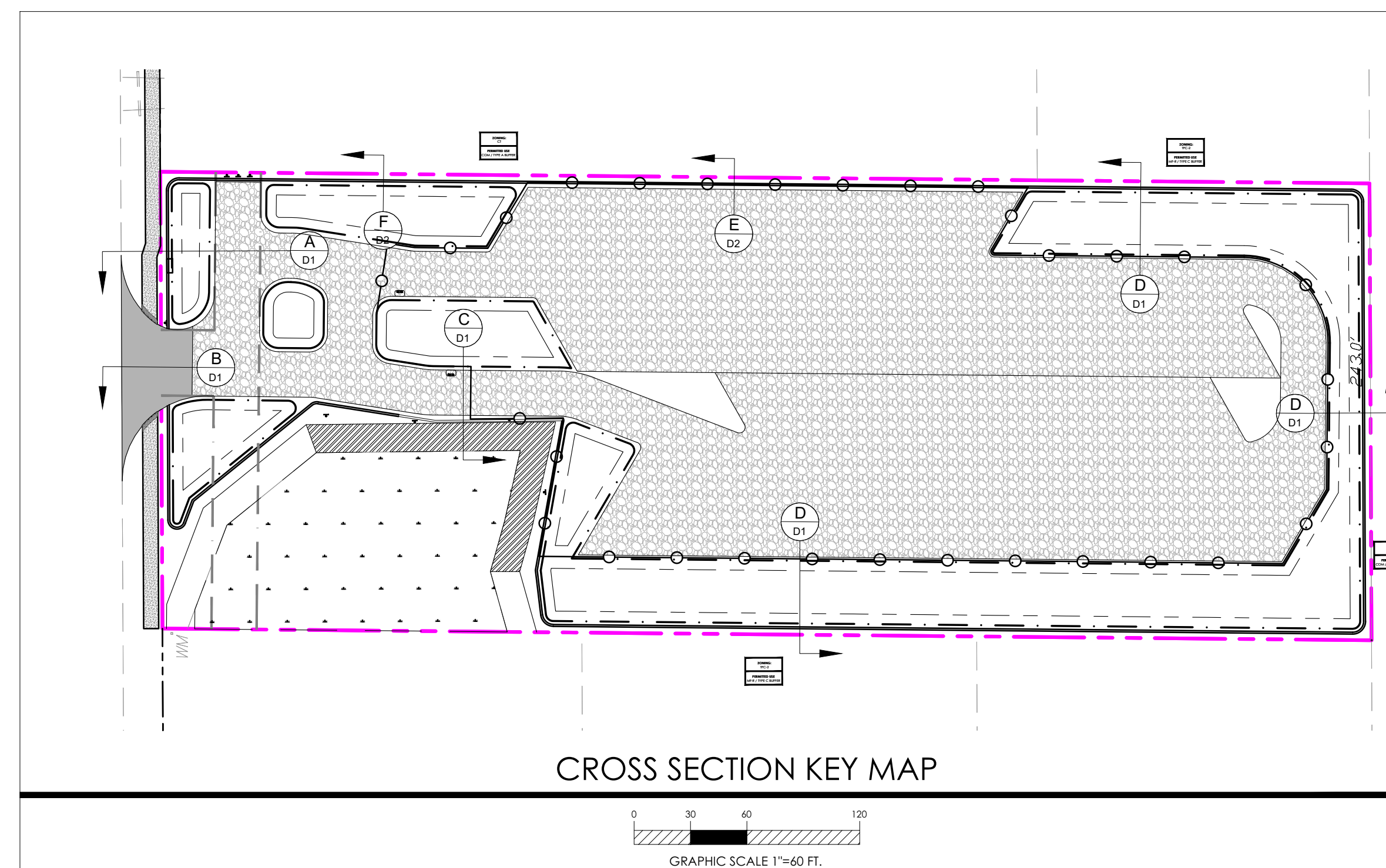
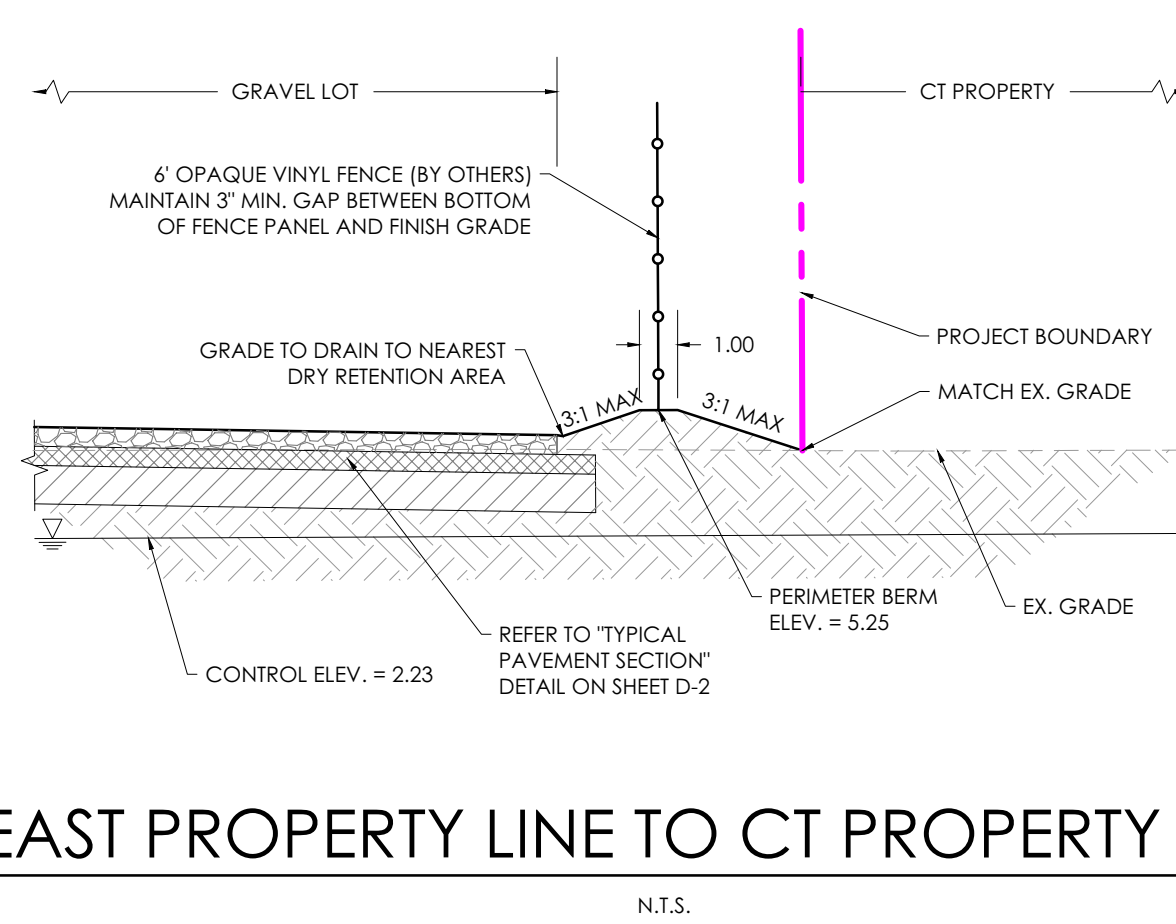
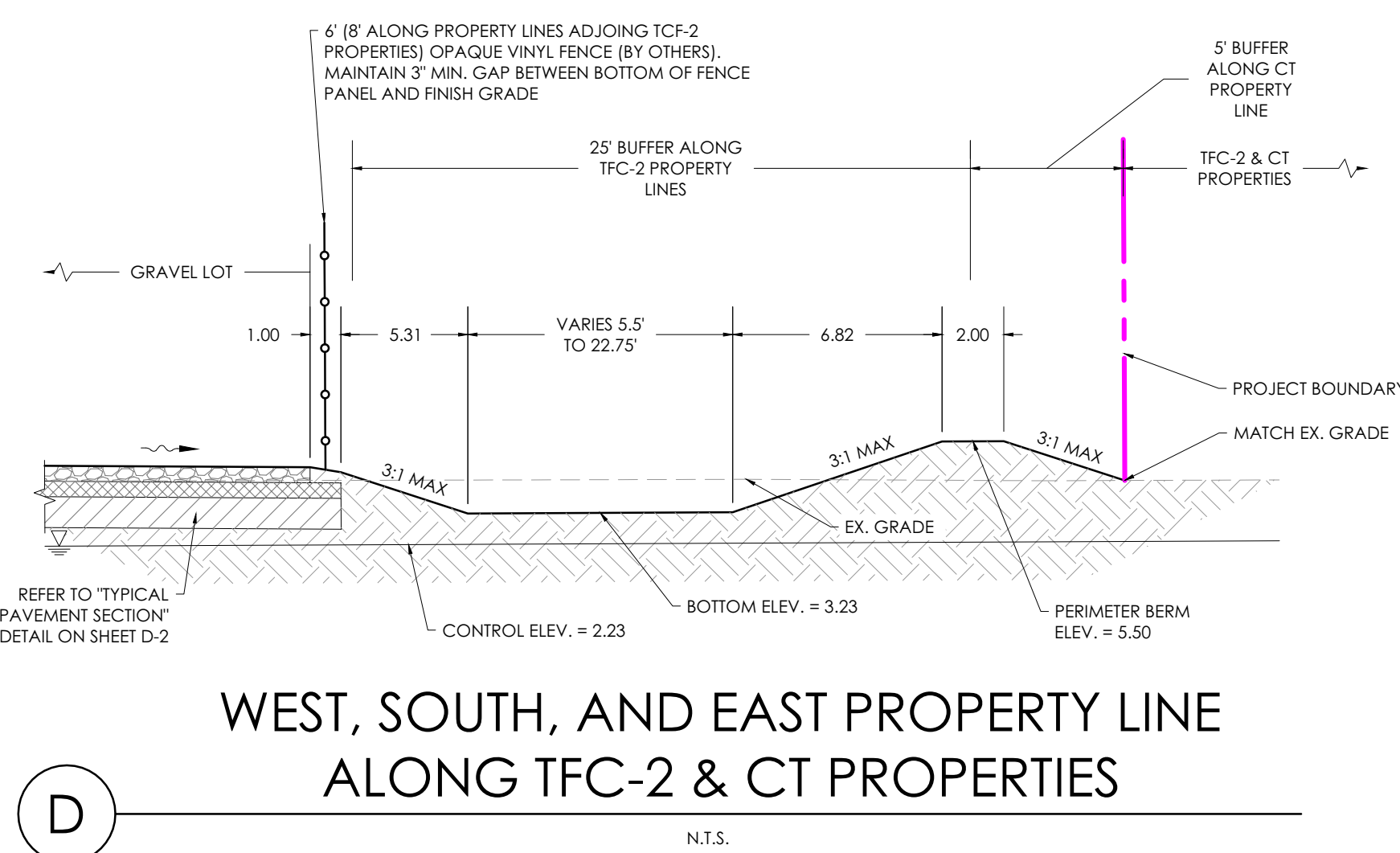
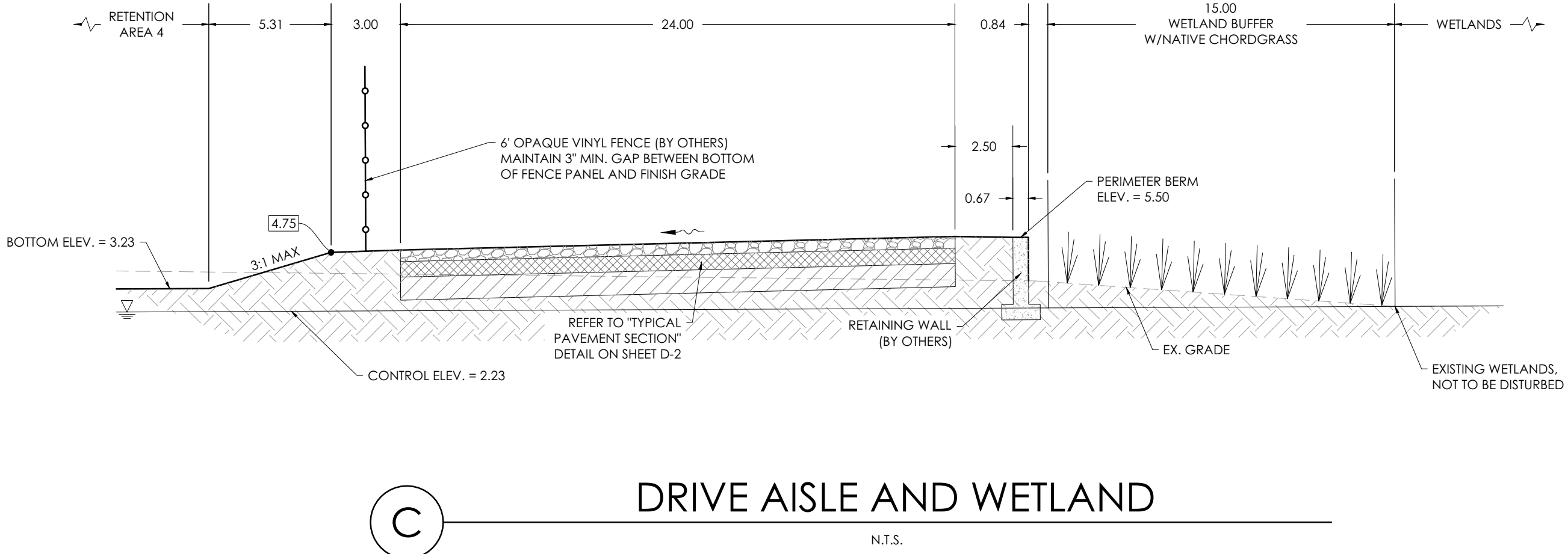
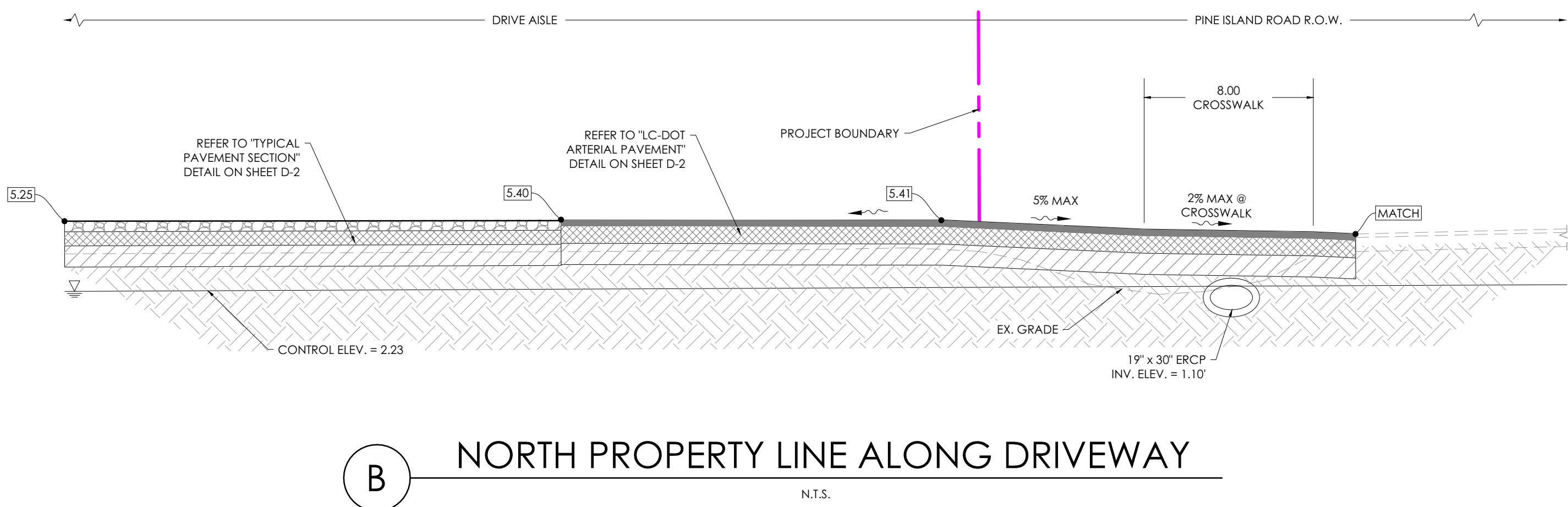
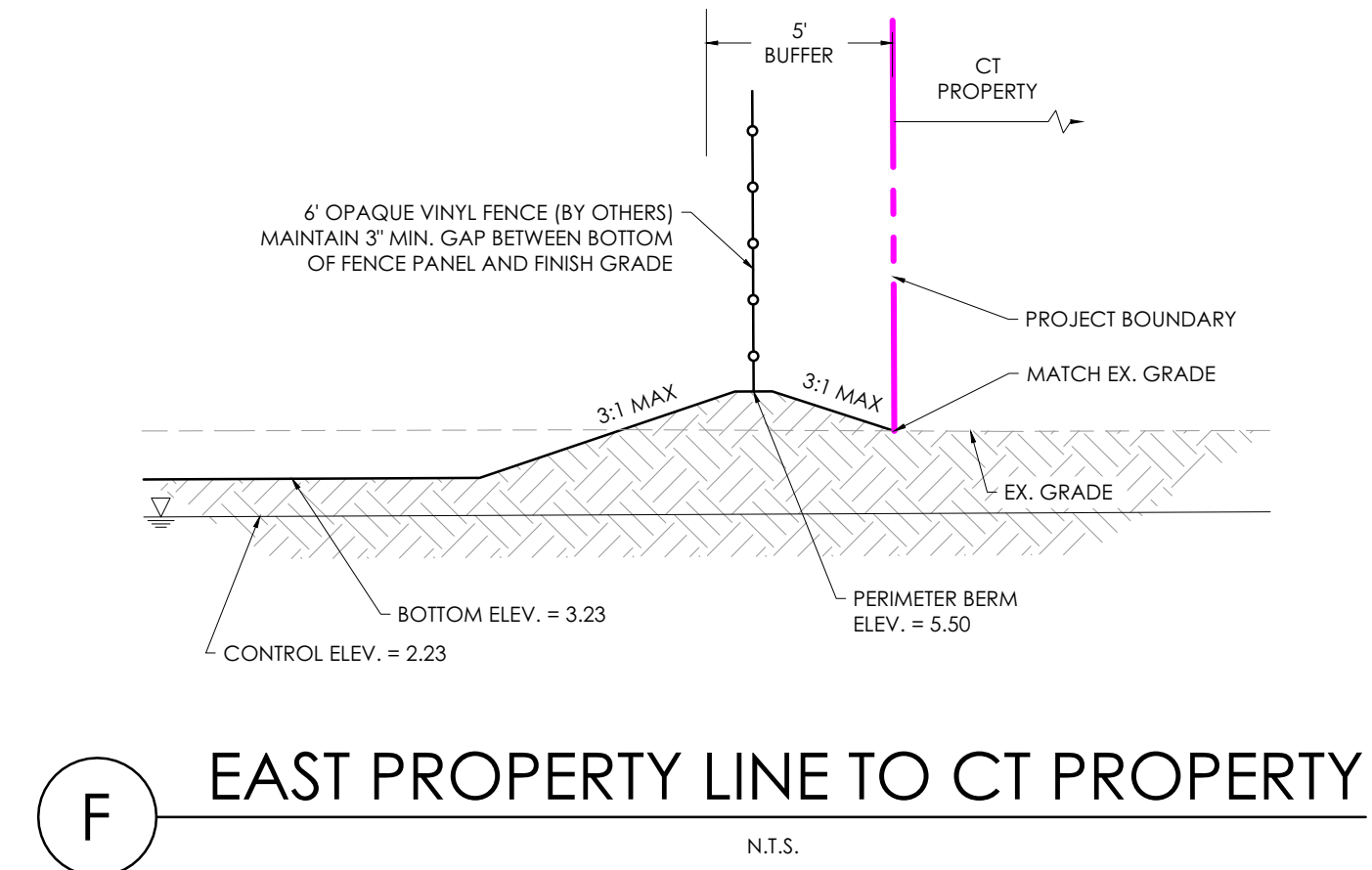
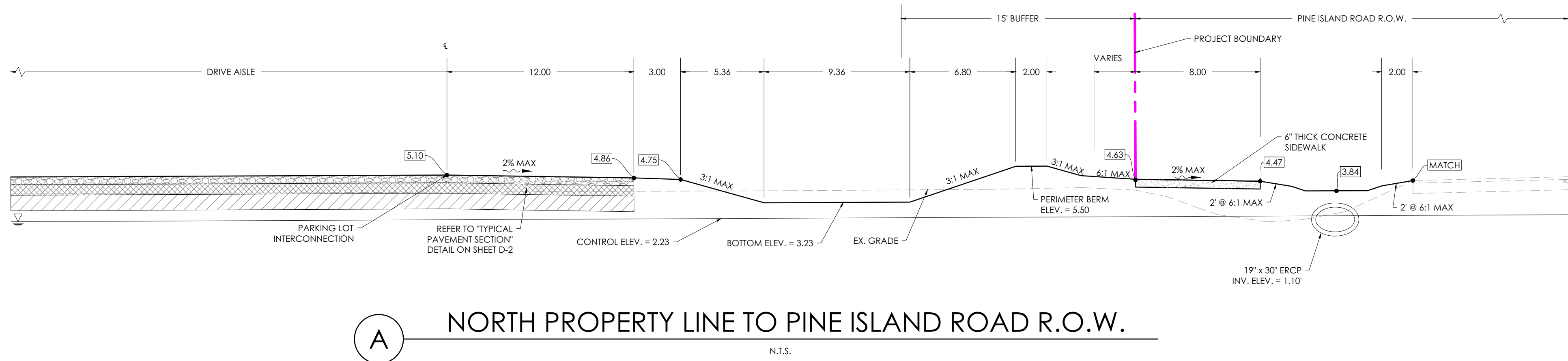


FIRE PROTECTION PLAN

DEEP BLUE SEA AND LOCK, LLC.  
11500 FLINT LANE BOKEELIA, FL 33922

REVISIONS:

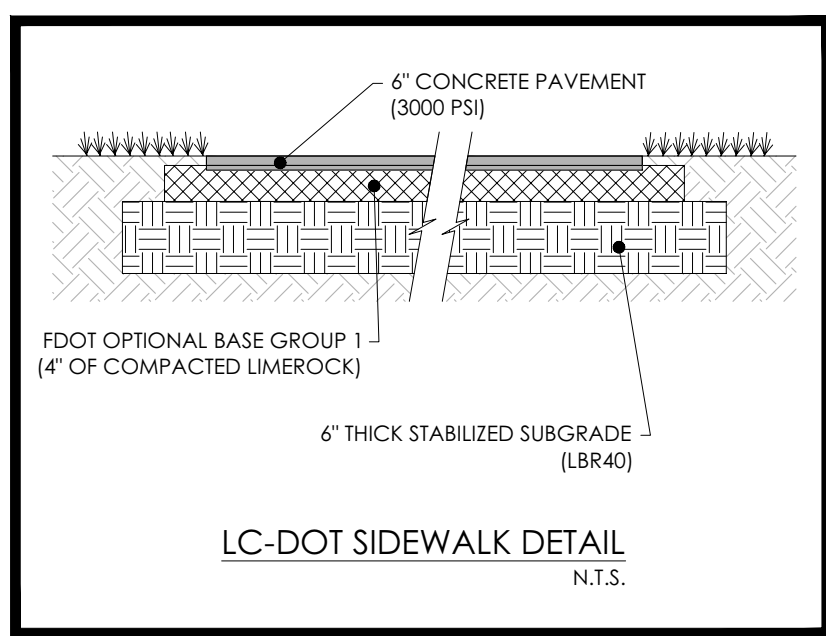
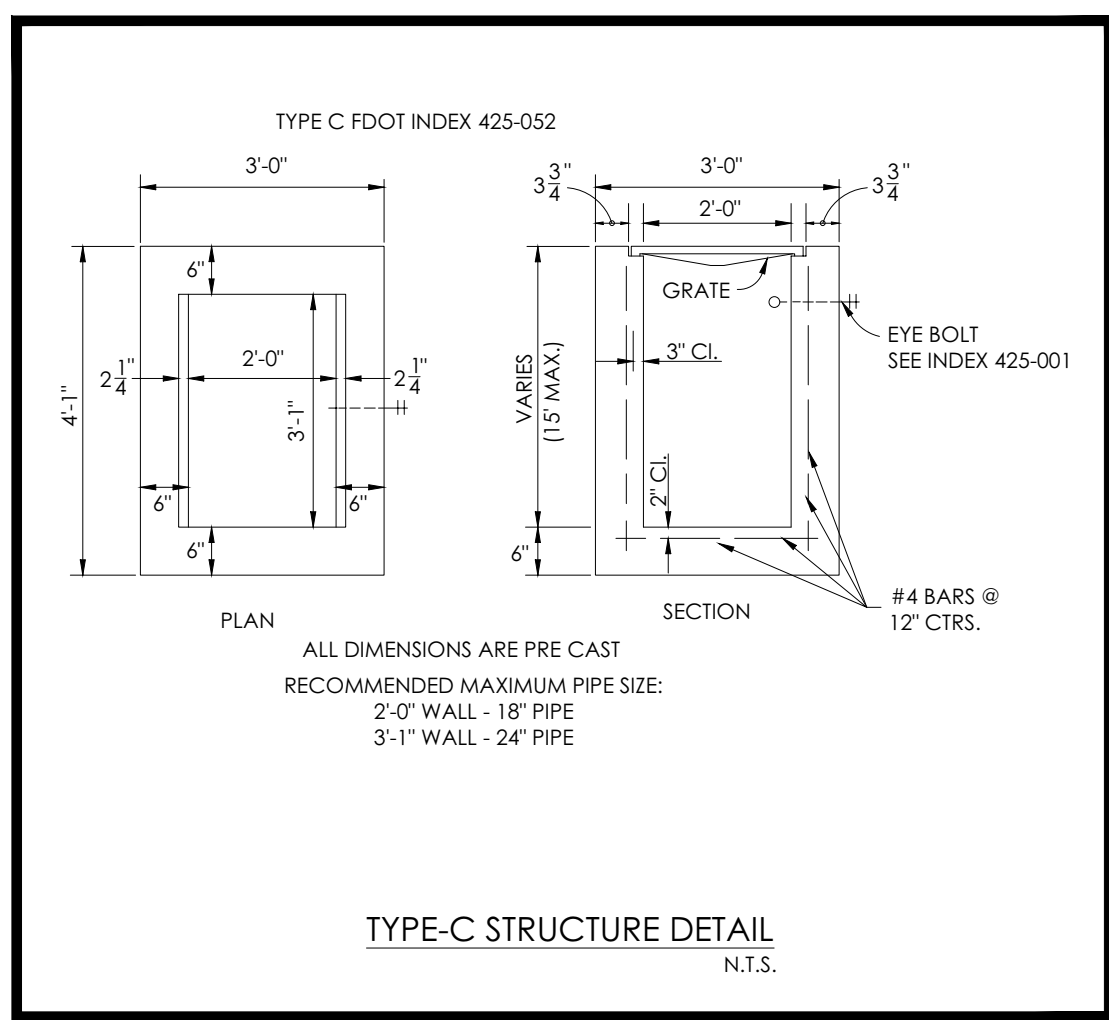
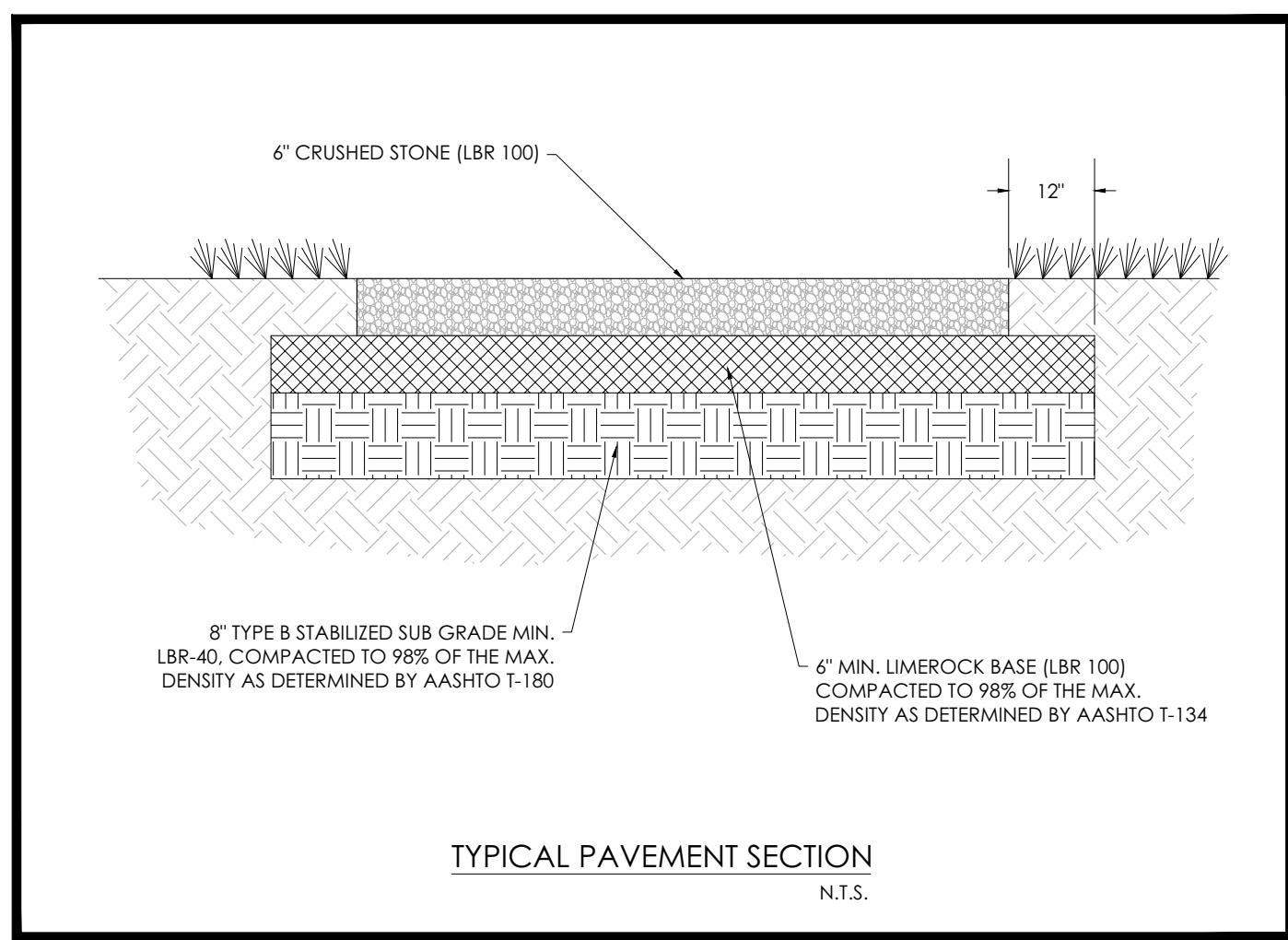
013-2022 SITE PLAN.DWG  
PROJECT #: 013-2022 DRAWN: JLS  
DATE: 05/17/2024 DESIGNED: JLS  
SHEET C8



CROSS SECTIONS

DEEP BLUE SEA AND LOCK, LLC.  
11500 FLINT LANE BOKEELIA, FL 33922

REVISIONS:

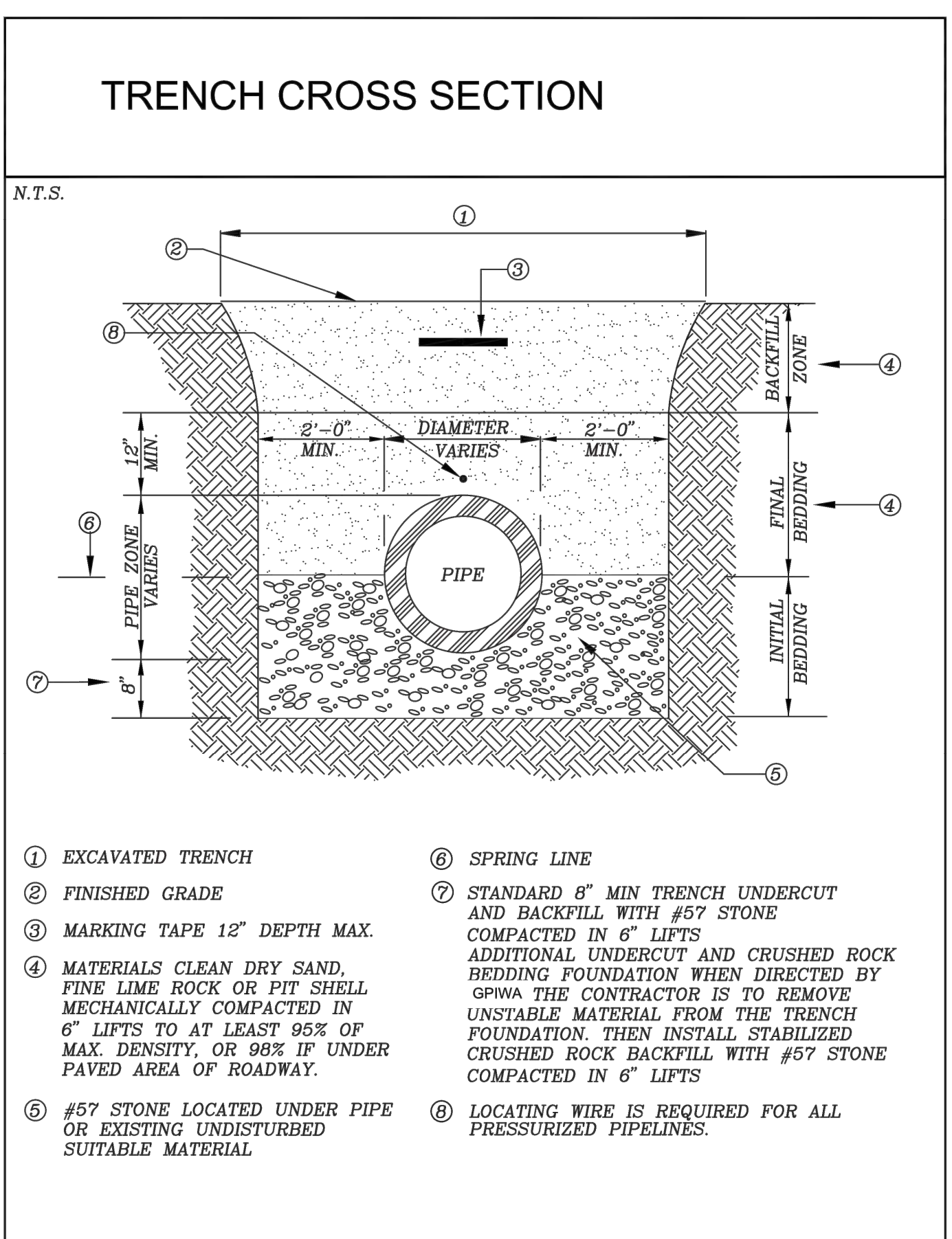
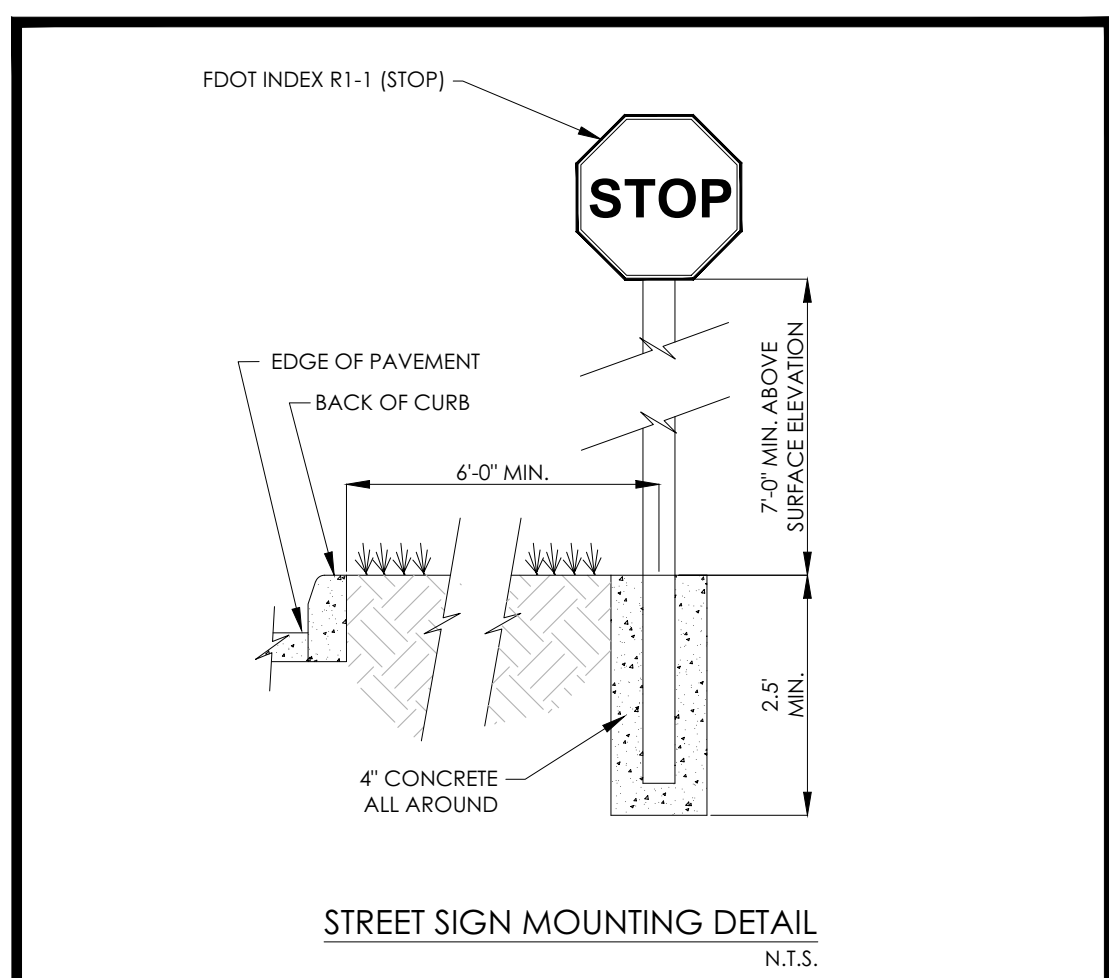
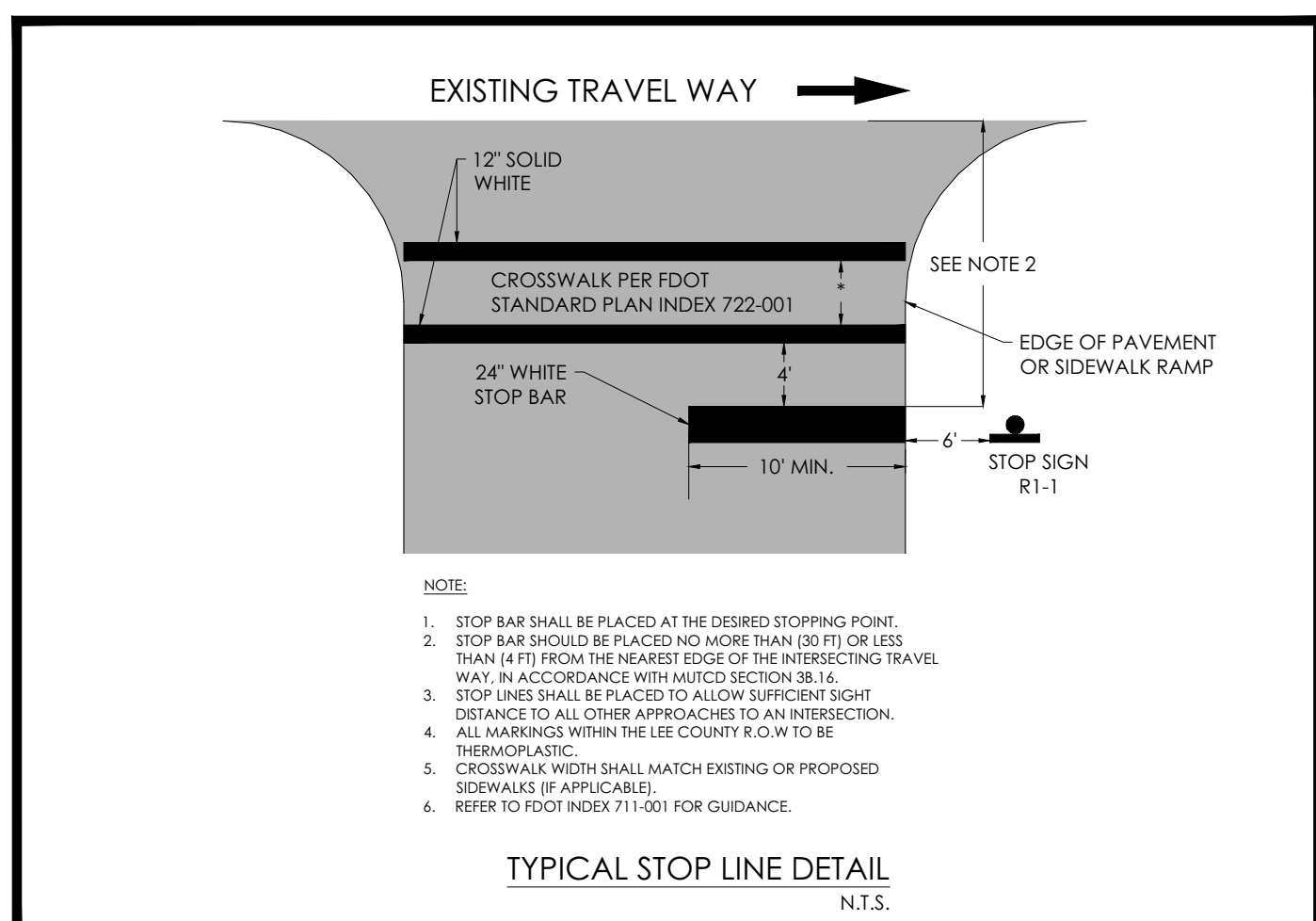
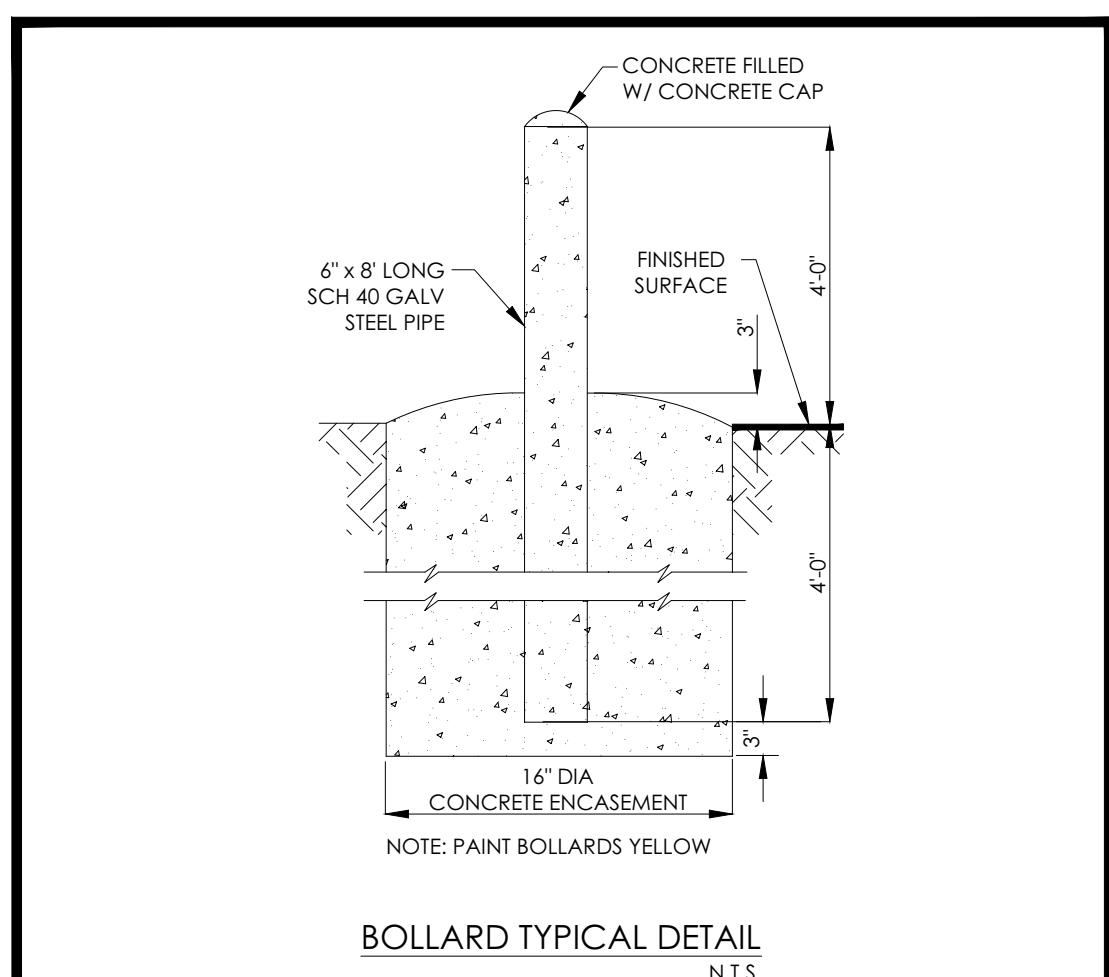
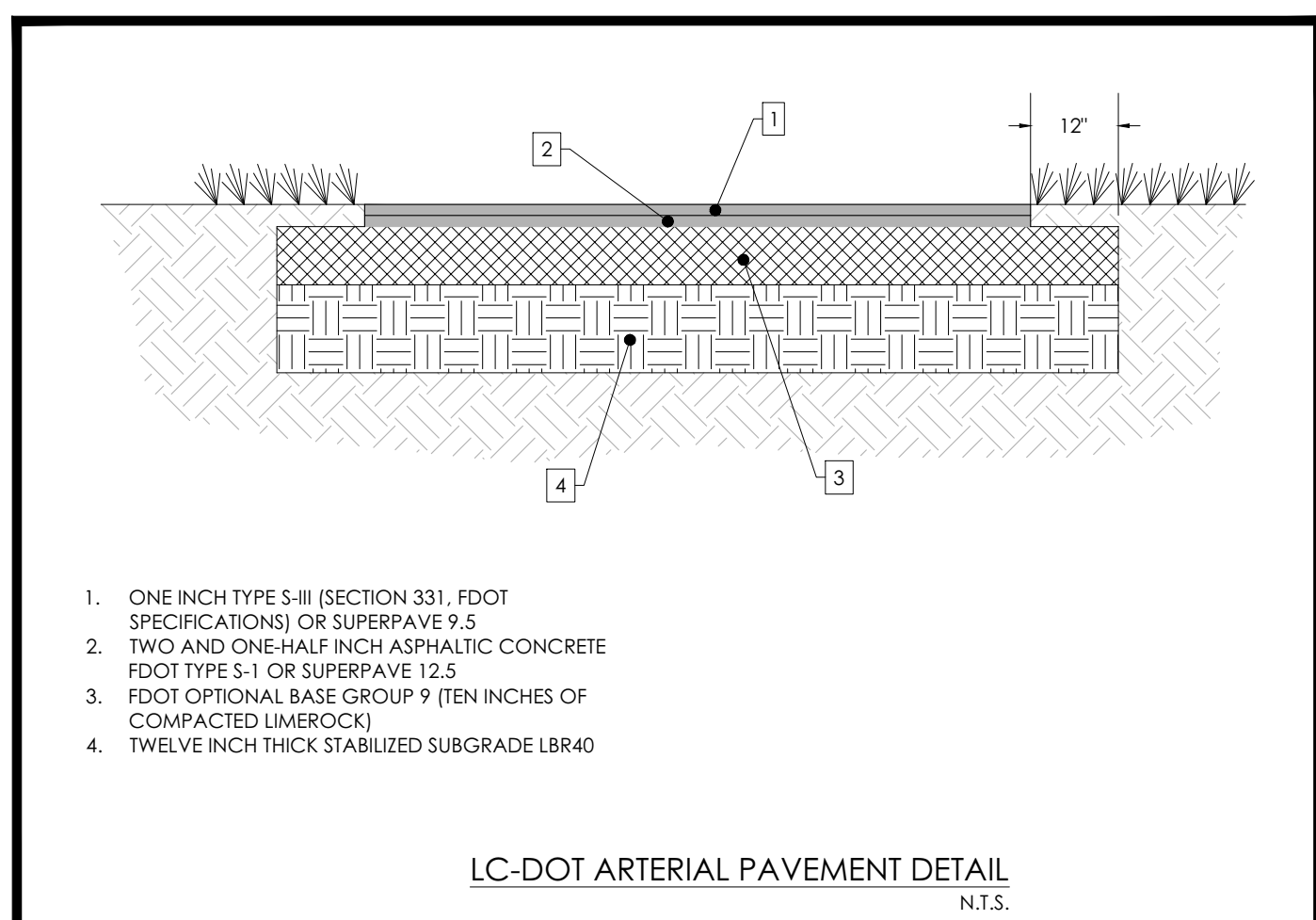
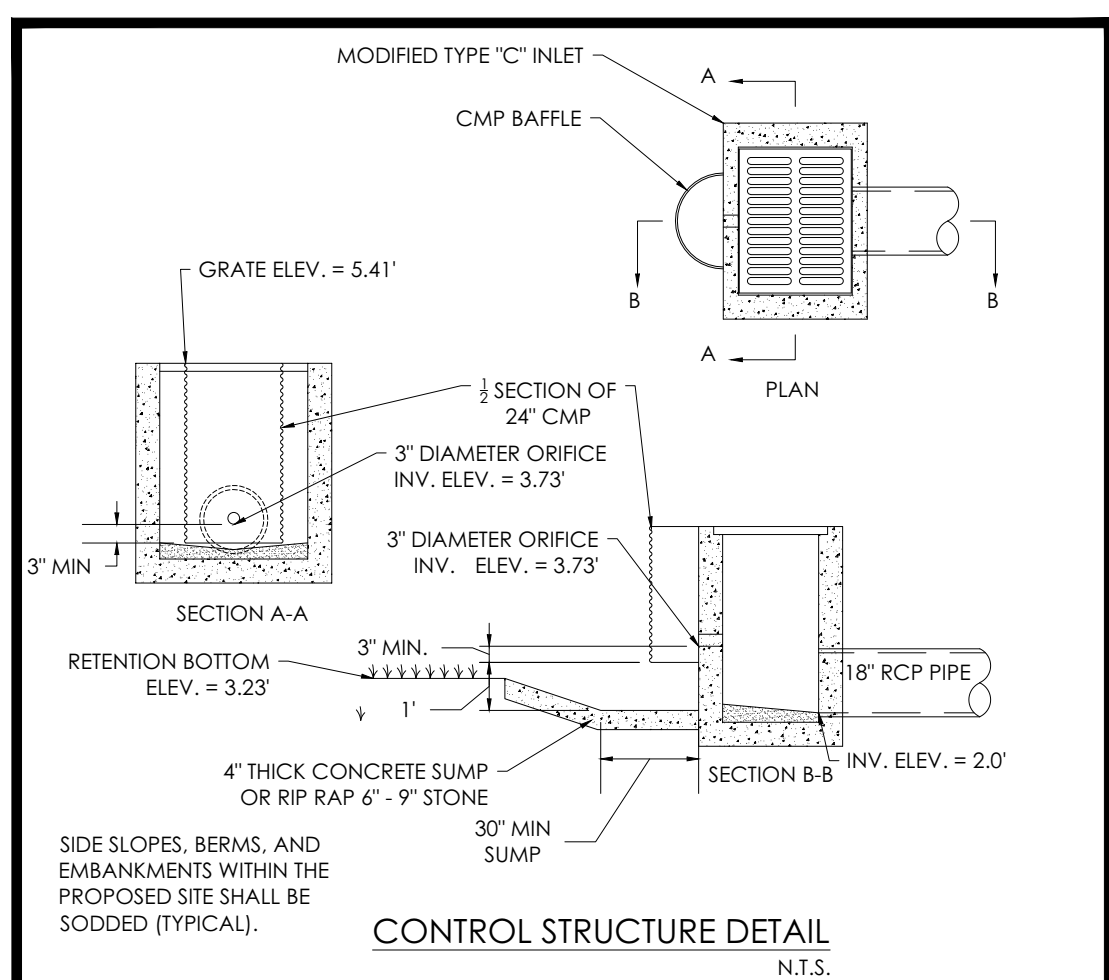
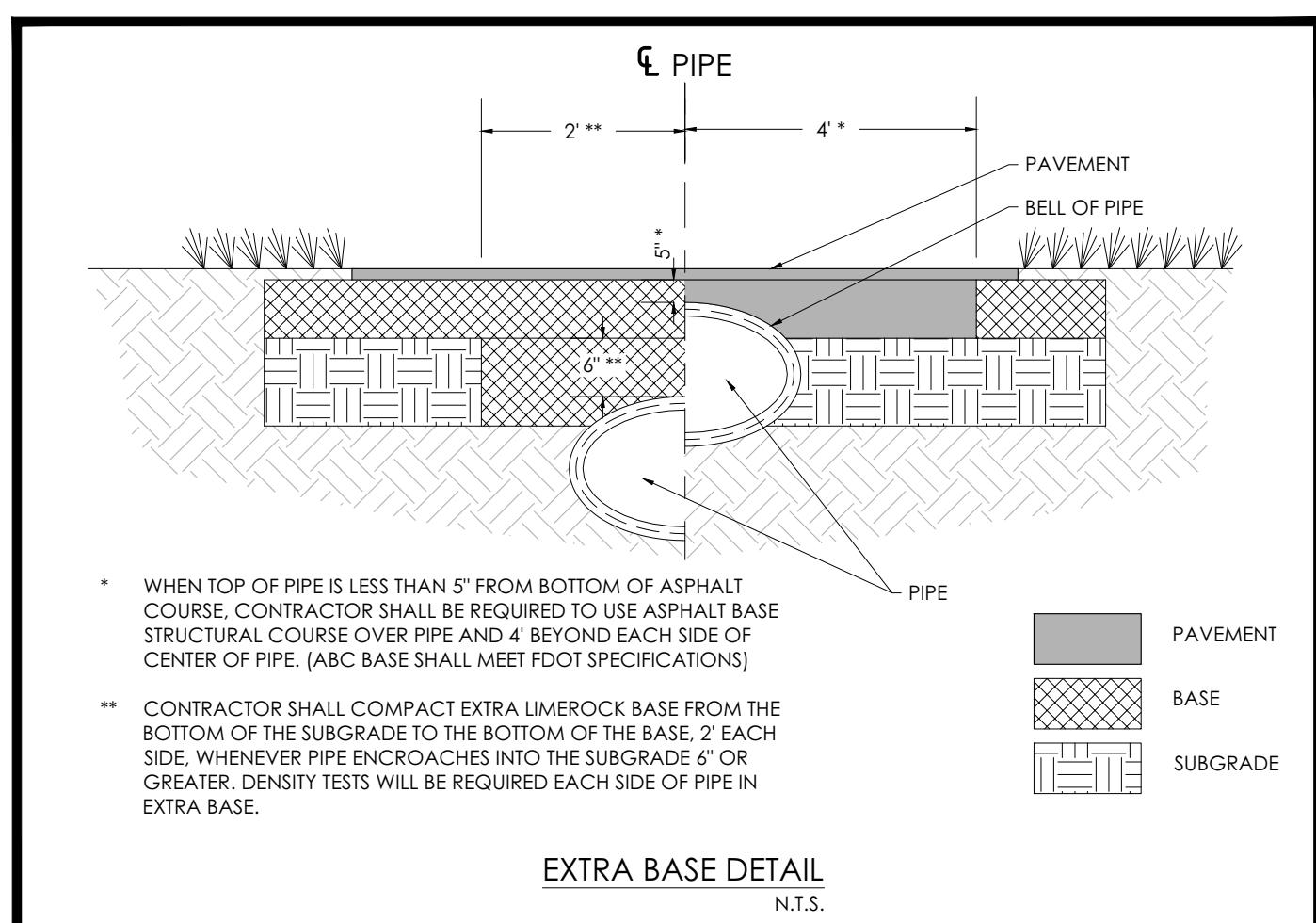


CALL BEFORE YOU DIG:

SUNSHINE STATE ONE CALL CENTER  
PHONE: (800) 432-4770  
(MINIMUM 48 HOURS NOTICE REQUIRED)

VERTICAL DATUM: NAVD

THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON  
THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88)  
CONVERT TO NGVD 29 ADD: 1.2



## WATERLINE NOTES:

1. ALL WATERLINES 10" AND SMALLER SHALL HAVE A MINIMUM COVER OF 36" AND ALL WATERLINES LARGER THAN 10" SHALL HAVE A MINIMUM COVER OF 36" PER NFPA 24 UNDERGROUND LINES REQUIRED TO BE 36" UNDER DRIVES AND ROADS.
2. THE ENDS OF ALL CAPPED IRRIGATION AND POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2x4 STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
3. ALL POTABLE AND IRRIGATION WATERLINES SHALL BE AWWA C-900, DR18 CLASS 150 PVC RIBBED GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE. ALL VERTICAL DEFLECTIONS AND WATERLINES UNDER PAVEMENT OR SIDEWALK SHALL BE D.I.P. CLASS 50 AS SHOWN IN C.I.C. STANDARD DETAIL NO. 7-6.
4. CONTRACTOR SHALL USE 45° BENDS AT CONNECTIONS. RESTRAINTS TO BE MEGALUG, TYLER AIR GLANDS OR APPROVED EQUIV. BENDS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM PIPE DEFLECTION.
5. PROPOSED WATERLINE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
6. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVES, SIDEWALKS OR DRIVEWAY AREAS.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE / BLUE REFLECTIVE MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
8. ALL WATER SERVICES UNDER ROADWAY SHALL BE PLACED IN A SCHEDULE 40 CLASS 160 PVC CASING PIPE.
9. ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLED FOR THE POTABLE WATER SYSTEM SHALL WATER SYSTEM SHALL BE IN ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
10. WHERE HORIZONTAL CLEARANCE FROM WATERLINE TO DRAINAGE STRUCTURE IS LESS THAN 5' CENTER A 20° SLOPE OF 8" D.I.P. CLASS 40 AT DRAINAGE STRUCTURE.
11. WATER SERVICE TAPS SHALL NOT BE LOCATIONS REQUIRING HORIZONTAL DEFLECTION.
12. WATER SERVICES TO MAINTAIN 3' SEPARATION FROM DRAINAGE STRUCTURES.

## UTILITY CONTRACTOR:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING UP PRECONSTRUCTION MEETINGS WITH THE UTILITY COMPANY AND NOTIFYING ENGINEER'S OFFICE OF TIME AND PLACE.
2. CONTRACTOR SHALL NOTIFY ENGINEER'S OFFICE OF DATE AND TIME OF ALL PRESSURE TEST OF ALL LINES AND HYDRANTS SO OFFICE REPRESENTATIVE CAN BE PRESENT.
3. CONTRACTOR SHALL NOTIFY ENGINEER'S OFFICE OF DATE AND TIME OF ANY LIFT START-UP SO COMPANY REPRESENTATIVE CAN BE PRESENT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR AN ASBUILT PLAN INCLUDING: HAVING AN ACCURATE ELEVATION OF TOP OF PIPE AT TEES, ACCURATE MEASUREMENTS OF LENGTHS OF PIPES AND LOCATIONS AND TIE-IN MEASUREMENTS TO ALL BENDS, VALVES AND HYDRANTS. SUCH ASBUILT SHALL BE SUBMITTED TO THE ENGINEER'S OFFICE WITH A SIGNED (BY YOUR CONTRACTOR) COPY OF THE PLAN AS AN ASBUILT.

GENERAL NOTES:

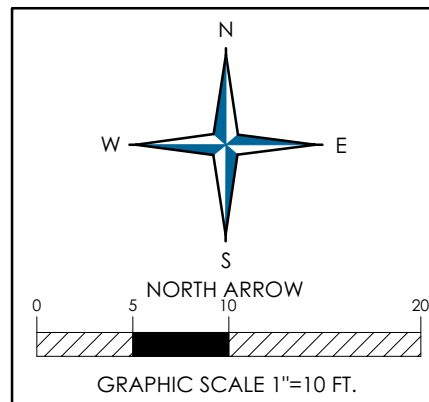
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
2. UPON COMPLIANCE OF ALL FEDERAL, STATE AND LOCAL REGULATIONS BY THE OWNER, THIS SITE MAY BE SAFULLY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOOD. THE OWNER SHALL RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SUBSURFACE CONDITIONS EXIST WHICH MAY ADVERSELY EFFECT THE DEVELOPMENT OF THIS SITE. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED STRUCTURAL ENGINEER TO DETERMINE CORRECT FOUNDATION DESIGNS FOR ANY PROPOSED STRUCTURES ON THE SITE.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AH, HAVING BASE FLOOD ELEVATION OF 8.00 FT. - NAVD.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
5. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR AND/OR ANY OF HIS SUBCONTRACTORS MUST NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY OR ERRORS IN THE PLANS OR IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THE PLANS.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
7. THE CONTRACTOR SHALL NOTIFY LEE COUNTY A MINIMUM OF 72 HOURS PRIOR TO ALL INSPECTIONS REQUIRED BY THE COUNTY'S DEVELOPMENT CODE.
8. ALL ELEVATIONS ARE BASED UPON NAVD 1988. REFER TO SURVEY FOR DESCRIPTION OF BENCHMARK.
9. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE SHOWN IMMEDIATELY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THIS PROJECT.
11. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
12. OWNER SHALL INSURE THAT THE GENERAL CONTRACTOR COMPLIES WITH ALL REQUIREMENTS OF THE AIRCRAFT POLLUTION PREVENTION (GWPS), IF THE PROJECT AREA IS MORE THAN 1 ACRE. THE OWNER SHALL FILE A NOTICE OF INTENT (NOI) WITH DEP AT LEAST 48 HRS. PRIOR TO THE START OF CONSTRUCTION.
13. ARTIFICIAL LIGHTING USED TO ILLUMINATE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREETS, SHINING ONLY ON THE SUBJECT SITE. ALL LIGHT FIXTURES TO BE FURNISHED WITH FLAT LENSES AND HOUSE SHIELDS FULL CUTOFF TYPE TO LIMIT LIGHT POLLUTION FOR THE ADJOINING PROPERTIES.
14. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
15. THERE ARE NO APPARENT FLOWING WELLS ON THIS PARCEL; IF ANY ARE FOUND DURING CONSTRUCTION, THEY WILL BE PLUGGED IN ACCORDANCE WITH SPWMD AND DEP PLUGGING REQUIREMENTS.
16. PRIOR TO THE START OF ANY CONSTRUCTION IN R.O.W, PROVIDE A CONNECTION PERMIT FROM LEE COUNTY.
17. CASING AND/OR CONDUIT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END.
18. CONTRACTOR TO VERIFY ENGINEER'S BUILDING FOOTPRINT SIZE MATCHES ARCHITECT'S BUILDING SIZE BEFORE BEGINNING CONSTRUCTION.
19. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
20. SEE ARCHITECTURAL PLANS FOR INFORMATION PERTAINING TO ALL PROPOSED BUILDINGS FEATURES
21. ALL PARKING LOT DIMENSIONS ARE LABELED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON PLANS.
22. SOD ALL DISTURBED AREAS.

GENERAL DRAINAGE NOTES:

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
2. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RINGS, GRATES, ETC. TO BE AT THE SAME ELEVATION AS THE EXISTING GRADE.
3. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
4. SOD ALL DISTURBED AREAS, INCLUDING: SWALES, SLOE SIDES, BERMS, AND EMBANKMENTS. (TYPICAL)
5. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR MOVED AS DIRECTED BY THE ENGINEER.
6. DURING CONSTRUCTION, THROAT INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFIX 1400 OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM ENTERING THE DRAINAGE SYSTEM.
7. FINISH GRADE TO WITHIN 2" OF PAVEMENT ELEVATIONS BEFORE LAYING OF SOD, & MULCH BEDS (STRICTLY ENFORCED)
8. SEE SURVEY FOR ADDITIONAL EXISTING GRADINGS OUTSIDE OF SITE BOUNDARY.
9. ALL INLETS SHALL HAVE PIPES CUT FLUSH WITH INSIDE FACE OF INLET BOXES IN ALL CASES.
10. ALL PERIMETER BERMS AND ANY NECESSARY PERIMETER GRADING ARE TO BE CONSTRUCTED FIRST IN ORDER TO RETAIN ALL SURFACE WATER RUNOFF ON SITE WITH THE ONLY DISCHARGE TO THE STREET BEING THE DRAINAGE STRUCTURE.
11. ELEVATIONS ARE BASED ON SURVEY INFORMATION PROVIDED BY AFFORDABLE SURVEYS, INC.
12. SITE WILL BE REQUIRED TO ADHERE TO LAND USE REGULATION 5.2 E RETENTION/DETENTION AREAS I.E. TREES AND SHRUBS MUST NOT INTERFERE WITH THE VOLUME OF STORMWATER FROM THE STREET AND SHRUBS MUST NOT INTERFERE WITH THE REQUIRED SLOES, TRENCHES, SLOES AND SHRUBS MUST NOT INTERFERE WITH OR IMPEDE THE FLOW OF RUNOFF.
13. RETENTION/DETENTION AREAS MUST BE STABILIZED WITH SOD UNLESS AN ALTERNATIVE METHOD OF STABILIZATION IS PERMITTED BY THE CITY OF CHICAGO. NO ORGANIC MULCH WILL BE PERMITTED OR ADJOINING RETENTION/DETENTION AREA.

DEMOLITION NOTES:

1. CONTRACTOR TO PERFORM DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE THE WORK WITHIN GOVERNING REGULATIONS.
2. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY USING POWER DRIVEN MASONRY SAW OR HAND TOOLS.
3. CONTRACTOR TO PROVIDE SERVICES FOR EFFECTIVE AIR AND WATER POLLUTION CONTROL AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
4. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
5. CONTACT ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF DEMOLITION.
6. ANY HAZARDOUS MATERIAL FOUND ON SITE MUST BE REMOVED PRIOR TO SITE CONSTRUCTION BY A LICENSED HAZARDOUS WASTE REMOVAL CONTRACTOR.



## PROJECT DETAILS & NOTES

DEEP BLUE SEA AND LOCK, LLC.

1500 FLINT LANE BOKEELIA, FL 33922

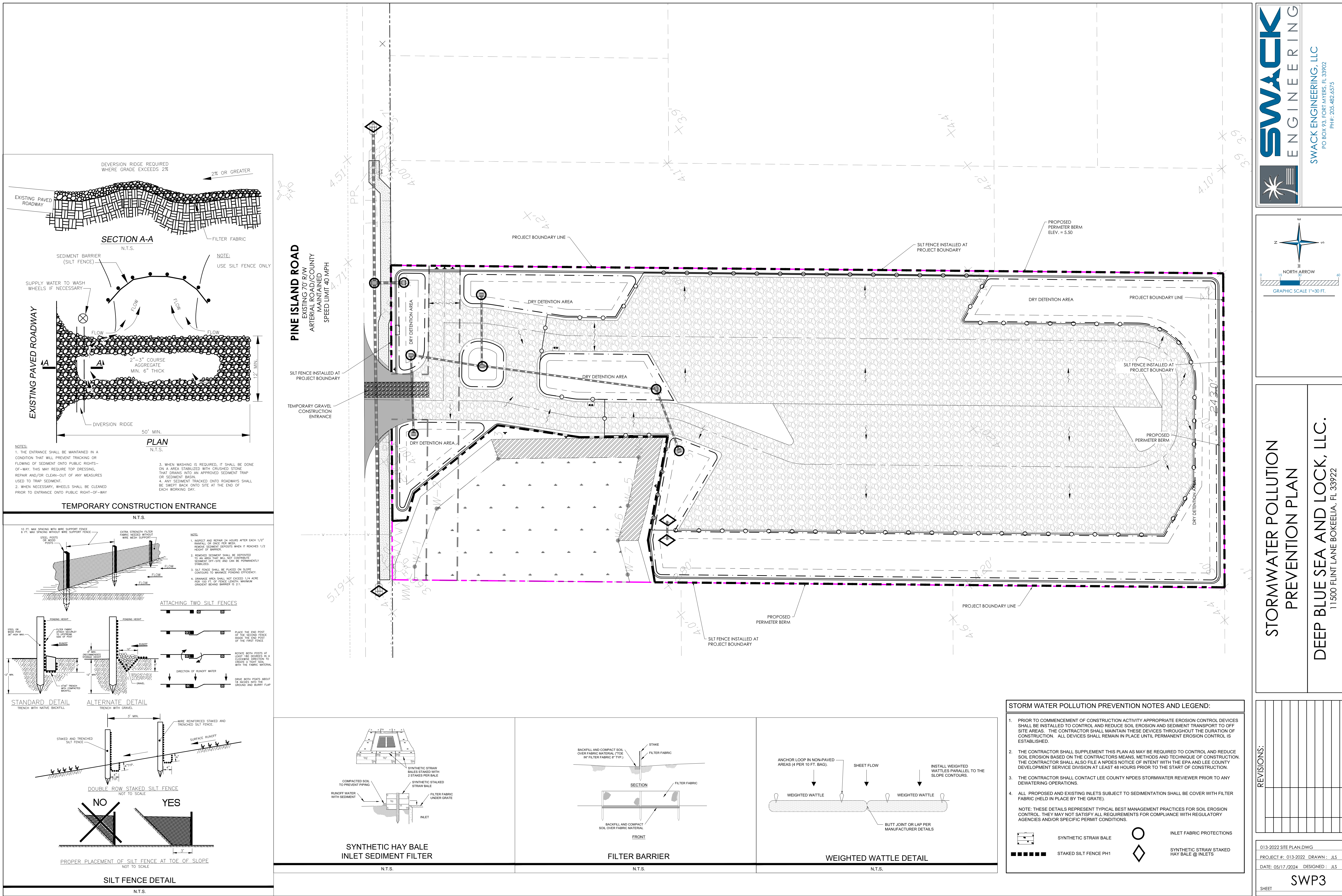
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013-2022 SITE PLAN.DWG

PROJECT #: 013-2022 DRAWN: JLS  
DATE: 05/17 /2024 DESIGNED: JLS

D2

SHEE



SKETCH AND DESCRIPTION

NOT A SURVEY

INSTRUMENT NUMBER

Exhibit A – Cross Access Easement

A Cross Access Easement lying in the North One–Half of the Northwest Quarter of the Southeast Quarter of Section 28, Township 44 South, Range 22 East, Lee County, Florida and being more particularly described as follows:

Commencing at the Southeast corner of the said fraction of a section thence run North 89 degrees 59' 49" West for 511.00 feet along the South line of said fraction of a section; thence run North 00 degrees 48' 31" East for 593.04 feet to the Point of Beginning of the said Cross Access Easement; thence from said Point of Beginning run South 89 degrees 11' 29" East for 242.98 feet; thence run North 00 degrees 48' 31" East for 24.00 feet; thence run North 89 degrees 11' 29" West for 242.98 feet; thence run South 00 degrees 48' 31" West for 24.00 feet to the point of beginning.

PARCEL ADDRESS: 5361 PINE ISLAND ROAD NW  
BOKEELIA, FLORIDA 33922

STRAP: 22-44-22-L3-00036.0000  
OWNER: DEEP BLUE SEA LAND LOCK LLC



3366 Stringfellow Road  
Saint James City, FL 33956  
239-283-1518

BILL H HYATT

2024.04.12

13:42:00 -04'00'

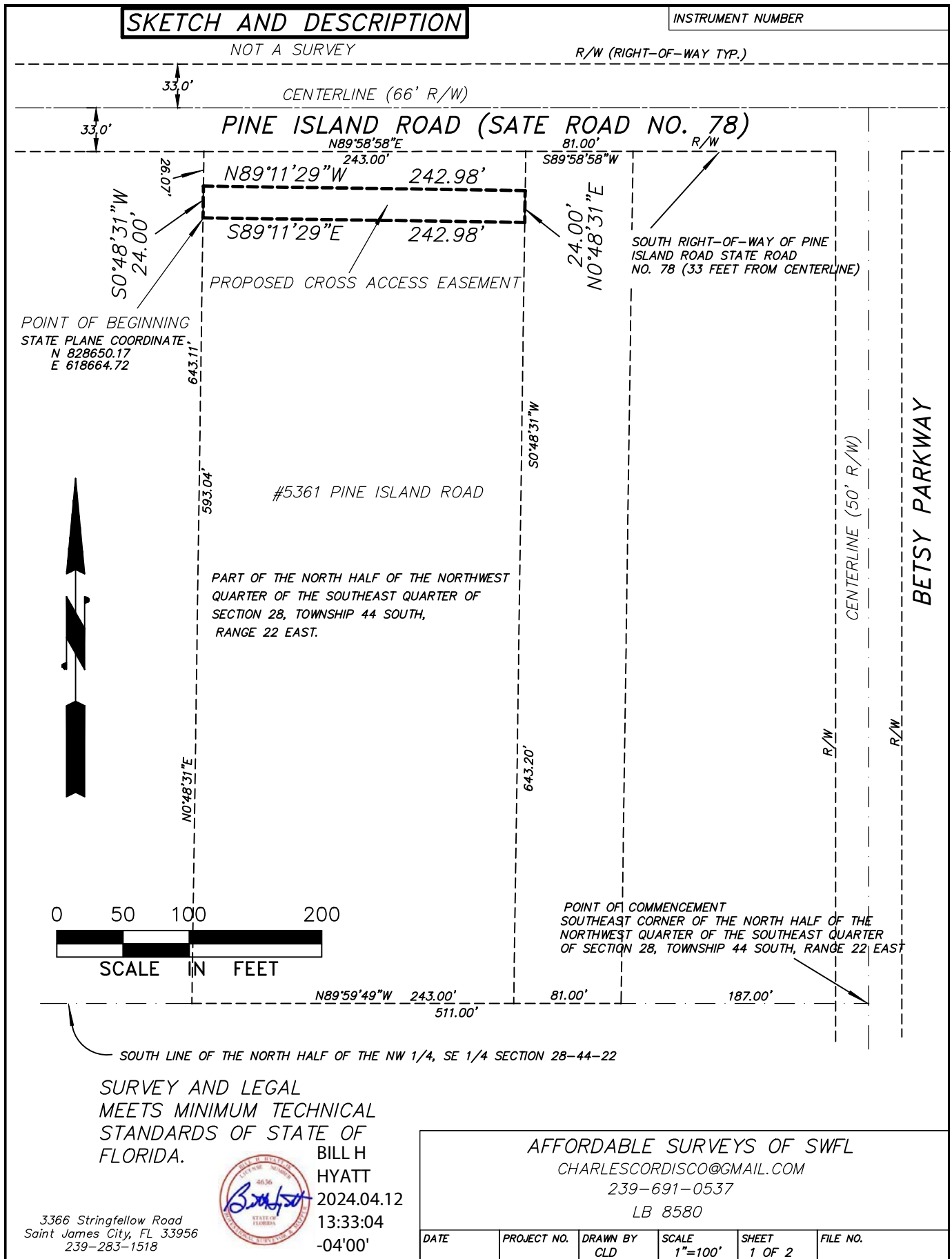
AFFORDABLE SURVEYS OF SWFL

CHARLESCORDISCO@GMAIL.COM

239-691-0537

LB 8580

| DATE | PROJECT NO. | DRAWN BY | SCALE   | SHEET  | FILE NO. |
|------|-------------|----------|---------|--------|----------|
|      |             | CLD      | 1"=100' | 2 OF 2 |          |



3366 Stringfellow Road  
Saint James City, FL 33956  
239-283-1518

**AFFORDABLE SURVEYS OF SWFL**  
CHARLESCORDISCO@GMAIL.COM  
239-691-0537  
LB 8580