



**LEE COUNTY BOARD OF ADJUSTMENTS AND APPEALS  
Community Development/Public Works Center  
1500 Monroe Street, Fort Myers  
First Floor Conference Room 1B**

**THURSDAY, JUNE 20, 2019  
10:00 A.M.**

**AGENDA**

**CASE TO BE HEARD**

Case #ADM2019-00004, 2123 Davis Boulevard (RES2019-02314)


1. Call to Order/Review of Affidavit of Publication
2. Roll Call
3. Swearing in of all testifying
4. Hearing
5. Call the Vote
6. Adjournment

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact Joan LaGuardia, (239) 533-2314, [ADArequests@leegov.com](mailto:ADArequests@leegov.com) or Florida Relay Service 711. Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

**MEMORANDUM**  
FROM THE  
**DEPARTMENT OF**  
**COMMUNITY DEVELOPMENT**  
DEVELOPMENT SERVICES DIVISION

DATE: June 3, 2019

To: Lee County Board of  
Adjustments and Appeals

FROM:   
Shawn McNulty  
Lee County Building Official

**RE: Case #ADM2019-00004 – (RES2019-02314) – 2123 Davis Boulevard**

This is a request for a variance from §6-505(2) of the Lee County Land Development Code (LDC) to allow an accessory structure to be placed at a location 22± inches below the base flood elevation where the total size of the building is in excess of 1,000 square feet in floor area.

Robert L. Miller and Joyce E. Miller seek to construct a 1,350 square foot accessory metal building, a detached garage for uninhabitable parking or storage purposes, at their property at 2123 Davis Boulevard, in Fort Myers, Florida (Lee County Property Appraiser with STRAP No.: 30-43-26-02-00029.0080). Details of the building are contained in Lee County Building Permit Number RES2019-02314, which are incorporated herein by reference.

This property is located in a special flood hazard area with an established elevation of AE-EL 07 NAVD and the proposed development on this property under Lee County Permit Number RES2019-02314 is subject to the flood provisions of the Florida Building Code Residential 6<sup>th</sup> Edition (2017) and the Lee County Land Development Code (LDC). The floor of the building would be set at 6.2 feet NAVD, approximately 10± inches below the minimum required Base Flood Elevation; however, because the floor area of the building is excess of 1,000 square feet, a variance to LDC §6-505(2) is required.

LDC §6-505 states accessory structures are not required to meet the elevation requirements if they meet all of the following requirements, in addition to those set forth in LDC §6-487:

- (1) The structure is securely anchored to resist flotation, collapse, and lateral movement;
- (2) The building is a minimal investment and the total size of the building does not exceed 1,000 square feet in floor area;
- (3) The structure is used exclusively for uninhabitable parking or storage purposes;
- (4) All electrical or heating equipment is elevated above the base flood elevation or otherwise protected from intrusion of floodwaters; and
- (5) For accessory structures located in coastal high-hazard areas (V zones), breakaway walls are used below the lowest floor.

The proposed accessory structure is a 1,350 square foot metal building set on a concrete foundation. The building is to be used for uninhabitable parking or storage and meets all the above criteria except the 1,000 square foot limitation.

The Florida Building Code Residential 6<sup>th</sup> Edition (2017) allows enclosed area below design flood elevation as long as the area is used solely for parking of vehicles, building access or storage and has hydrostatic relief openings (R322.2.2). The same code also defines accessory structure as a structure not greater than 1,000 square feet (279 m<sup>2</sup>) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same *lot*.

**Pursuant to LDC §6-467, in reviewing requests for variances, the Board of Adjustment and Appeals must consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this article, and the following:**

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the community;
- (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (6) The compatibility of the proposed development with existing and anticipated development;

- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

**LDC §6-468 allows a variance to be issued only upon the following conditions:**

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this article or the required elevation standards;
- (2) Determination by the Board of Adjustment and Appeals that:
  - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
  - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and articles; and
  - c. The variance is the minimum necessary, considering the flood hazard, to afford relief.
- (3) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Staff recommends approval of the variance in substantial conformity with the request as presented herewith, and **subject to** the following conditions:

1. The structure must be constructed with flood resistant materials and in substantial conformity with the plans and specifications contained in Lee County Building Permit Number RES2019-02314 and the Florida Building Code Residential 6th Edition (2017), including hydrostatic relief openings., if deemed necessary by the engineer for the project and with the approval of the Building Official, with the floor of the structure being set at 6.2 feet NAVD, 10± inches below the minimum required Base Flood Elevation.
2. The floor area of structure may not be increased except in conformity with the applicable FEMA Base Flood Elevation requirements in force and effect at that time. Additionally, if the structure is ever voluntarily removed, it may not be replaced or reconstructed except in conformity with the applicable FEMA base flood elevation requirements in force and effect at that time.
3. A copy of this Order of the Lee County Board of Adjustment and Appeals must be recorded in the Public Records of Lee County, Florida, prior to the issuance of the Certificate of Completion for the structure.
4. In accordance with LDC §6-468(3), the property owners, as the Applicants herein, are provided with the following written notice from the Floodplain Administrator specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

(0522319/1445)

LEE COUNTY BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

Name: Robert L. Miller

Address: 2123 DAVIS BLVD., Fort Myers FL. 33905

Phone #: 239-246-6220 Email: rlmiller669@gmail.com

STRAP #: 30-43-26-02-00029,0080

Representing: \_\_\_\_\_

IS THIS A  VARIANCE OR  APPEAL? (PLEASE SELECT ONE)

Please provide specific sections of the code or ordinance to which the variance or appeal applies:

BUILDING CODE \_\_\_\_\_

COASTAL PLAIN MANAGEMENT \_\_\_\_\_

FIRE CODE \_\_\_\_\_

FLOOD PLAIN MANAGEMENT Chapter 6.505 Item 2

LIFE SAFETY CODE \_\_\_\_\_

L.D.C. \_\_\_\_\_

MECHANICAL \_\_\_\_\_

PLUMBING \_\_\_\_\_

If this is an appeal of an administrative decision, please indicate the official who made the decision:

\_\_\_\_\_

I Request that this matter be scheduled for a hearing before the Lee County Board of Adjustments and Appeals. My reason for this request is as follows: (Provide additional sheets if needed.)

Please see attached letter

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I hereby certify that to the best of my knowledge, the information submitted for this hearing is true and correct.

Signature Authorization: Robert L. Miller Date: 5-19-2019

**NOTE:** Provide ten (10) copies of all backup information for BOAA members. If there are sealed plans/drawings for the project for which the appeal/variance is requested, the architect/engineer who sealed the plans or drawings **MUST** be present at the hearing.

The applicant's presence is required for a case to be heard by this board.  
Hearing dates are usually arranged for Thursday morning at 10:00 a.m.  
Applications must be received at least 10 WORKING DAYS before the hearing date.

FEE: \$100.00 - Make check payable to Lee County Board of County Commissioners  
This application must be submitted to the Lee County Community Development Permit Center.

## Lee County Board of Adjustments and Appeals

I am writing this letter to ask for a variance so that I may build my 1350 square foot metal storage building on a surveyed height of 6.2 feet utilizing hydrostatic vents. When I made application for the building, I was told that if the height was not eight feet over flood plain, I would have to use hydrostatic vents. I did not see this as a problem, as I have hydrostatic vents in the garage door of my home, and they actually provide light when the door is shut. When the surveyed height of my poured concrete slab came back at 6.2 feet, I called Diane Hail and asked how many and what size vents I would need. I was informed that hydrostatic vents could not be used on a building over 1000 square feet, and that I would have to raise the foundation of which I had just spent \$11,850. This was the very first time I was informed of the 1000 square

foot rule. The height of my slab is more than one foot over the height of Davis Blvd now, and as high as my home. To raise the current slab would cost about another \$10,000, and not contribute to the beauty of the neighborhood. The height of the standing ground water during both hurricane Charlie and hurricane Irma came nowhere near the height of my current poured concrete slab. Had I been informed of the 1000 square foot rule prior to pouring the slab, I would have had more fill brought in. In order to build this storage building, I had to invest in a seawall at a cost of over \$30,000, along with 22 dump truck loads of fill. I really thought this would be sufficient. If I make the building smaller, it would lose its purpose, as I would not be able store my recreational vehicles. I would appreciate the boards approval of this variance. Thank you,

Robert L. Miller

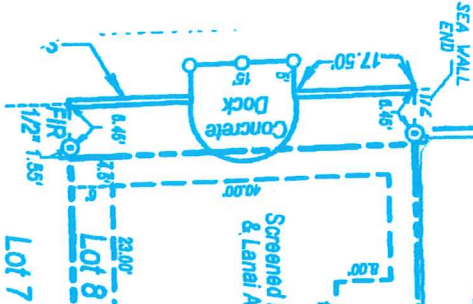
A handwritten signature in black ink, appearing to read "Robert L. Miller", written over the printed name.



CANAL DR WATERWAY

SEA WALL  
FIR RLS 3635  
SEA WALL  
END

N.01°34'21.01"W. 105.28' (M)  
N.01°30'00"W. 105.32' (P)



Lot 7

S 89°30'00" W 120.00' (P) 128.00' (M)

Two Story CBS Residence #2123

Garage

Concrete Driveway

Concrete Driveway

75' SETBACK

25' SETBACK

25' SETBACK

BLDG

LOT 9 BLDG #29

2119 DAVIS BLVD

PAD

LOT 10 OCCUPIED

LEE COUNTY DEVELOPMENT SERVICES  
ZONING REVIEW  
APPROVED

By DKH Date 4-5-19  
For 30x45 Detached Garage w/ Concrete pad

\*APPROVAL BASED ON SITE INFORMATION SUPPLIED BY APPLICANT.



N.01°3  
N.01°30'00"W. 162.54' (F)  
C/L DAVIS BLVD. (80 R/W)

FOUND NAIL

FOUND NAIL

LOT 5  
ACCD  
PLAT  
RECD

- BDP =
- CDL =
- CD =
- CTV =
- EDP =
- ELEC =
- FOR =
- FIR =
- F.F. =
- FN =
- FND =
- FPL =
- H =
- HE =
- NGVD =
- DHW =
- P =

- NOTES:
- 1. BEARI
- 2. ELEV
- 3. FIELD
- AND.
- 4. SUBJ
- 5. ASST
- 6. SURV
- ZONE
- THE
- SURV
- 7. NO U
- INST
- 8. NO D
- MAY
- 9. ALL
- 10. LEG
- ELEV

CERTIFICATION

I CERTIFY THAT THIS SURVEY  
THE MINIMUM TECHNICAL STANDARDS  
LAND SURVEYORS IN CHAPTER 55,  
CHAPTER 20207, FLORIDA STATUTES

BY: Janice

BOUND

CERTIFIED TO:  
DAWN ANDERSON  
ROBERT HARGRAVES

RHODES & RHODES  
LAND SURVEYING, INC.  
LICENSE #1B 6997

3890 RAIL BL  
NAPLES, FL  
(941) 598-0570

**NOTICE OF COMMENCEMENT**

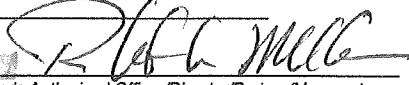
INSTR. # 2019000066620, Pages 1  
Doc Type: NOC, Recorded: 3/26/2019 at 2:13 PM  
Linda Doggett Lee County Clerk of the Circuit Court  
Rec Fees: \$10.00

Permit No. RES 2019-02314.  
Tax Folio No. \_\_\_\_\_  
State of \_\_\_\_\_  
County of \_\_\_\_\_

Deputy Clerk MCOSSAIRT  
#1

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in the Notice of Commencement.

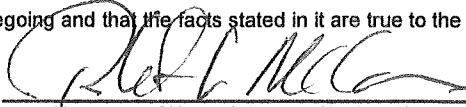
1. **Description of property:** (legal description of property and street address if available).  
2123 DAVIS BLVD Fort Myers FL 33905
2. **General description of improvement:**  
Metal CARPORT
3. **Owner information:**  
Name Robert L Miller  
Address 2123 DAVIS BLVD Ft Myers  
Phone 239-246-6220 Fax \_\_\_\_\_  
Interest in property \_\_\_\_\_  
Name and address of fee simple titleholder (if other than Owner) \_\_\_\_\_
4. **Contractor:**  
Name Summer Builder  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_
5. **Surety:**  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Amount of bond: \$ \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_
6. **Lender:**  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_
7. **Persons within the State of Florida designated by Owner** upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_
8. **In addition to himself or herself, Owner designates** the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_
9. **Expiration date of notice of commencement** (the expiration date is 1 year from date of recording unless a different date is specified) \_\_\_\_\_

Printed Name Robert L Miller Signature   
(Printed Name of Person Signing Notice) (Owner or Owner's Authorized Officer/Director/Partner/Manager)  
 Owner's Name Robert L Miller  
 Owner's Address 2123 DAVIS BLVD Ft Myers

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENT UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY, A NOTICE OF COMMENCEMENT MUST BY RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Verification Pursuant to Section 92.525, Florida Statutes

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

  
Signature of Natural Person Signing Above



# Residential Permit

Aluminum Carport

Permit Number: RES2019-02314

Issued Date: 04/15/2019

Expiration Date: 10/15/2019

Owner Name: MILLER ROBERT L + JOYCE E  
Project Name: FORT MYERS SHORES  
Description: METAL BUILDING 30 X 45  
Job Address: 2123 DAVIS BLVD, FORT MYERS, FL 33905

|   |   |
|---|---|
| <b>GENERAL INFORMATION</b>  |   |
| Box #: 927577   | Directions: 239-246-6220  |
| Drainage Plan Req'd: No   | Est. Const. Value: 20000.00   |
| Master Plan?: No  | Private Provider Inspections?: No                                       |
| Private Provider Plan Review?: No                                   | Type of Use: Aluminum Carport   |
| Will the applicant recycle the construction debris?: Yes            | Work Area Square Feet: 1350   |
| <b>LOT DIMENSIONS</b>   |   |
| Average Depth: 130  | Front Width: 94.9   |
| <b>PLAN REVIEW 1</b>  |   |
| Estimated Building SQFT: 1350                                       | Building Height: 14   |
| Coastal Required: No  | Current Florida Building Code: Florida Building Code 6th Edition (2017) |
| Flood Compliance Method: Elevation Certificates (UC & Final)        | Flood Required: Yes   |
| Impact Protection: Impact Glass                                     | Stories: 1  |
| Use and Occupancy Classification: Utility and Miscellaneous Group U |   |
| <b>PLAN REVIEW 2</b>  |   |
| Gross Floor Area: 1350  | Outside Area: 1350  |
| Outside Val/Sq. Ft: 25  | Total Value: 33750  |
| <b>SETBACKS</b>   |   |
| Front: 27   | Left: 0   |
| Rear: 25  | Right: 7.5  |
| <b>ZONING REVIEW</b>  |   |
| Co. Maint. Road: Yes  | Coastal Bldg Zone: No   |
| FEMA Required: No   | Fire District: Ft Myers Shores  |
| Flood Compliance Required: Yes                                      | Flood Zone: AE  |
| Free-Board Elevation: 8   | Land Use Category: Suburban   |
| Required FEMA Elevation: 7  | Seaward Coastal Const. Line: No   |
| Zoning: RS-1  |   |

REQUEST AN INSPECTION ONLINE @ <https://accelaaca.leegov.com> or CALL 239-533-8997 OPTION 1  
WHEN PROMPTED FOR THE PERMIT NUMBER ENTER RES2019-02314

Inspections

101 Foundation/Footing  
(101) only required in new concrete is poured

DATE BY  
5/2/19 [Signature]

136979 11/1/19

102 Floor  
103 Tie Beam  
(27) Elevation Certificate Required prior to 103

104 Columns/Pile

105 Framing

107 Insulation

112 Aluminum

130 Sheathing-strap-eng

Other Inspection

THE ABOVE INSPECTION REQUIREMENTS ARE BASED ON THE TIME OF PERMIT ISSUANCE. IF ANY REVISIONS HAVE ADJUSTED THE ORIGINAL PERMIT THEN FURTHER INSPECTIONS MAY BE REQUIRED. YOU MAY TRACK YOUR PERMIT ONLINE AT [HTTPS://ACCELAACA.LEEGOV.COM](https://accelaaca.leegov.com).

FEDERAL AND STATE LAWS REQUIRE THAT FOR DEMOLITION AND RENOVATIONS THE OWNER AND/OR OPERATOR TO SUBMIT A NOTICE TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS AND FOR THE DEMOLITION OF A STRUCTURE. FOR MORE INFO CONTACT DEP AT 239-344-5600.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES.

THIS PERMIT IS VOID IF THE FIRST INSPECTION IS NOT MADE WITHIN 6 MONTHS FROM THE DATE ISSUED OR IF NO INSPECTION HAS BEEN MADE FOR A PERIOD OF SIX (6) MONTHS FROM THE MOST RECENT PASSED INSPECTION. BUILDING PLANS MUST BE ON JOB AT TIME OF INSPECTION. REINSPECTION FEE \$50.00

**THIS CARD MUST BE PLACED ON A BOARD AT EYE LEVEL SO IT CAN BE READ FROM THE STREET AND BE PROTECTED FROM THE WEATHER.**

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A – PROPERTY INFORMATION  |                  | FOR INSURANCE COMPANY USE |
|---|------------------|---------------------------|
| A1. Building Owner's Name<br>MILLER   |                  | Policy Number:            |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>2123 DAVIS BOULEVARD   |                  | Company NAIC Number:      |
| City<br>FORT MYERS  | State<br>Florida | ZIP Code<br>33905         |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)<br>LOTS 8 & 9, BLOCK 29, FORT MYERS SHORES UNIT No. 2                        |                  |                           |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>DETACHED GARAGE</u>   |                  |                           |
| A5. Latitude/Longitude: Lat. <u>26° 42' 46"</u> Long. <u>81° 45' 11"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 |                  |                           |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.   |                  |                           |
| A7. Building Diagram Number <u>1A</u>   |                  |                           |
| A8. For a building with a crawlspace or enclosure(s):   |                  |                           |
| a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft  |                  |                           |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>   |                  |                           |
| c) Total net area of flood openings in A8.b <u>0</u> sq in  |                  |                           |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                  |                           |
| A9. For a building with an attached garage:   |                  |                           |
| a) Square footage of attached garage <u>0</u> sq ft   |                  |                           |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>  |                  |                           |
| c) Total net area of flood openings in A9.b <u>0</u> sq in  |                  |                           |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                  |                           |

| SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION   |                 |                                   |  |                         |   |
|---|-----------------|-----------------------------------|--|-------------------------|---|
| B1. NFIP Community Name & Community Number<br>UNINCORPORATED LEE COUNTY 125124  |                 |                                   | B2. County Name<br>LEE                               |                         | B3. State<br>Florida  |
| B4. Map/Panel Number<br>12071C0284  | B5. Suffix<br>F | B6. FIRM Index Date<br>08/28/2008 | B7. FIRM Panel Effective/ Revised Date<br>08/28/2008 | B8. Flood Zone(s)<br>AE | B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)<br>7' |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:<br><input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____ |                 |                                   |  |                         |   |
| B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____  |                 |                                   |  |                         |   |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA         |                 |                                   |  |                         |   |



FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077  
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

06127  
0004-1348A

|   |             |   |  |
|---|-------------|---|--|
| <b>SECTION A - PROPERTY OWNER INFORMATION</b>   |             |   | For Insurance Company Use:   |
| BUILDING OWNER'S NAME<br>Robert & Joyce Miller  |             | Policy Number   |  |
| BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.<br>2123 Davis Boulevard                                     |             | Company NAIC Number   |  |
| CITY<br>Fort Myers  | STATE<br>FL | ZIP CODE<br>33905   |  |
| PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)<br>Lot 8, Block 29, Unit 2, Fort Myers Shores Subdivision.           |             |   |  |
| BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.)<br>Residential, Strap #30-43-26-02-00029.0080 |             |   |  |
| LATITUDE/LONGITUDE (OPTIONAL)<br>(##° - ##' - ###.###" or ###.#####")   |             | HORIZONTAL DATUM:<br><input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 | SOURCE: <input type="checkbox"/> GPS (Type): _____<br><input checked="" type="checkbox"/> USGS Quad Map <input checked="" type="checkbox"/> Other:<br>Certified Data |

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

|   |                 |                                   |   |                         |   |
|---|-----------------|-----------------------------------|---|-------------------------|---|
| B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER<br>Lee County 125124 |                 | B2. COUNTY NAME<br>Lee            | B3. STATE<br>Florida                                |                         |   |
| B4. MAP AND PANEL NUMBER<br>125124 0225                         | B5. SUFFIX<br>C | B6. FIRM INDEX DATE<br>05/05/2003 | B7. FIRM PANEL EFFECTIVE/REVISED DATE<br>03/15/1994 | B8. FLOOD ZONE(S)<br>AE | B9. BASE FLOOD ELEVATION(S)<br>(Zone AO, use depth of flooding)<br>8 Feet |

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe): \_\_\_\_\_  
 B11. Indicate the elevation datum used for the BFE in B9:  NGVD 1929  NAVD 1988  Other (Describe): \_\_\_\_\_  
 B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No Designation Date/NA

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO  
 Complete Items C3. a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
 Datum 1929 Conversion/Comments Engineering Tenths  
 Elevation reference mark used Scaled Does the elevation reference mark used appear on the FIRM?  Yes  No

|  |                         |
|--|-------------------------|
| a) Top of bottom floor (including basement or enclosure)   | 8. <u>24</u> ft. (m)    |
| b) Top of next higher floor  | 19. <u>04</u> ft. (m)   |
| c) Bottom of lowest horizontal structural member (V zones only)  | N/A. <u>   </u> ft. (m) |
| d) Attached garage (top of slab)   | 7. <u>62</u> ft. (m)    |
| e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) | 8. <u>24</u> ft. (m)    |
| f) Lowest adjacent (finished) grade (LAG)  | 4. <u>88</u> ft. (m)    |
| g) Highest adjacent (finished) grade (HAG)   | 7. <u>46</u> ft. (m)    |
| h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade <u>8</u>                  |                         |
| i) Total area of all permanent openings (flood vents) in C3.h <u>599.04</u> sq. in. (sq. ft)           |                         |

License Number, Embossed Seal, Signature, and Date

Sub# 2004-1348A  
F.I. # 0792  
4.25.2005  
R. Alan Welch

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

|  |   |                           |                   |
|--|---|---------------------------|-------------------|
| CERTIFIER'S NAME<br>Richard Alan Welch | LICENSE NUMBER<br>FL # 0792                       |                           |                   |
| TITLE<br>P.G.                          | COMPANY NAME<br>Environmental Land Services, Inc. |                           |                   |
| ADDRESS<br>3677 Central Avenue Suite G | CITY<br>Fort Myers                                | STATE<br>FL               | ZIP CODE<br>33901 |
| SIGNATURE<br>R. Alan Welch             | DATE<br>4/25/2005                                 | TELEPHONE<br>239-274-8022 |                   |

|   |             |                   |                            |
|---|-------------|-------------------|----------------------------|
| <b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>                                     |             |                   | For Insurance Company Use: |
| BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.<br>2123 Davis Boulevard |             |                   | Policy Number              |
| CITY<br>Fort Myers  | STATE<br>FL | ZIP CODE<br>33905 | Company NAIC Number        |

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS  
None.

Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm)  above or  below (check one) the highest adjacent grade. (Use natural grade, if available).
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is \_\_\_ ft.(m) \_\_\_ in.(cm)  above or  below (check one) the highest adjacent grade. (Use natural grade, if available).
- E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  
 Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, C, and E are correct to the best of my knowledge.*

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS CITY STATE ZIP CODE

SIGNATURE DATE TELEPHONE

COMMENTS

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1.  The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4-G9) is provided for community floodplain management purposes.

|                   |                        |   |
|-------------------|------------------------|---|
| G4. PERMIT NUMBER | G5. DATE PERMIT ISSUED | G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED |
|-------------------|------------------------|---|

G7. This permit has been issued for:  New Construction  Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_

LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

SIGNATURE DATE

COMMENTS

Check here if attachments

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

|   |                  |                   |                                  |
|---|------------------|-------------------|----------------------------------|
| <b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>                                     |                  |                   | <b>FOR INSURANCE COMPANY USE</b> |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>2123 DAVIS BOULEVARD |                  |                   | Policy Number:                   |
| City<br>FORT MYERS  | State<br>Florida | ZIP Code<br>33905 | Company NAIC Number              |

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:     Construction Drawings\*     Building Under Construction\*     Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: LEE COUNTY TBM 16-27      Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929     NAVD 1988     Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |  |  |                                 |
|---|--|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ <u>06.2</u>   |  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____ <u>N/A.</u>   |  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____ <u>N/A.</u>   |  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____ <u>N/A.</u>  |  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) _____ <u>N/A.</u> |  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____ <u>05.6</u>  |  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____ <u>06.1</u>   |  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ <u>N/A.</u>                                  |  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?     Yes     No     Check here if attachments.

|                                       |                        |                             |
|---------------------------------------|------------------------|-----------------------------|
| Certifier's Name<br>SCOTT E. MARHENKE | License Number<br>4920 | Place<br>Seal<br>Here       |
| Title<br>P.S.M.                       |                        |                             |
| Company Name<br>OMNI SURVEYS, INC.    |                        |                             |
| Address<br>4568 TILTON COURT          |                        |                             |
| City<br>FORT MYERS                    | State<br>Florida       |                             |
| Signature<br>                         | Date<br>05/08/2019     | Telephone<br>(239) 939-3666 |

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Vertical Datum Conversion (NGVD - 1.18 to convert to NAVD 1988) is per VERTCON at NGS.NOAA.gov

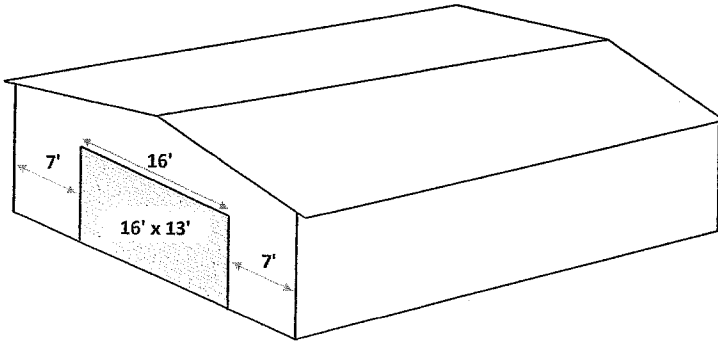


**ADDENDUM 1**  
**Confirmation of building specifications and other information**



# Building Design Specifications

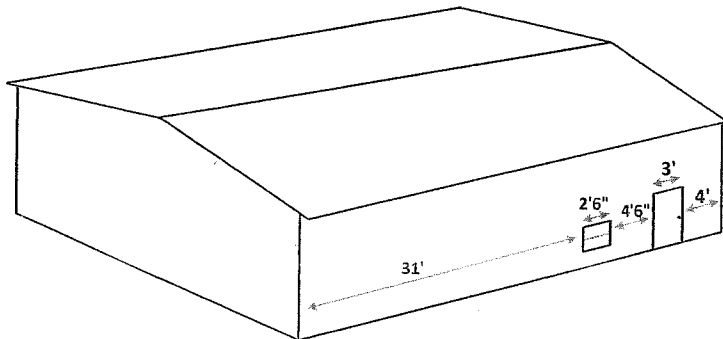
**Door and Window Locations**



FRONT

RIGHT SIDE

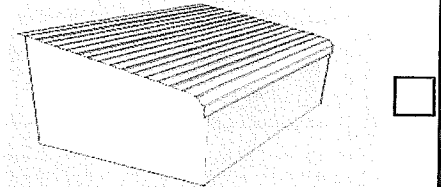
Note: Walk door and window locations are approximate and may change slightly when installed in the field. If a walk door or window does not fall between two legs, a \$100 header fee for walk doors and a \$75 fee for windows will be charged. If a window or similar size frame out does not fall between legs a \$70 fee will be charged. If a walk door or similar size frame out does not fall between two legs an \$85 fee will be charged



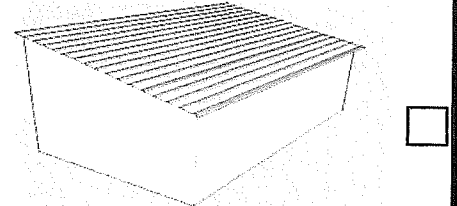
BACK

LEFT SIDE

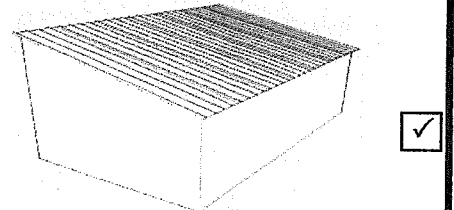
**Roof Type**



REGULAR

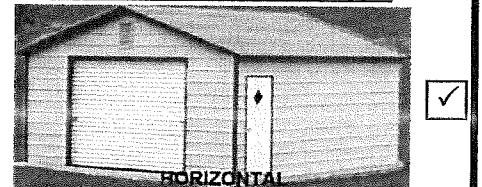


BOXED EAVE

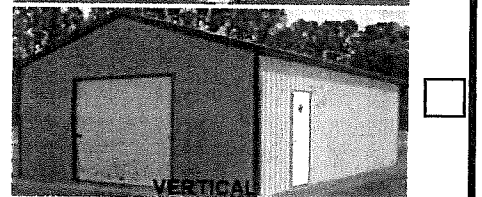


VERTICAL

**Side and End Sheeting Type**



HORIZONTAL



VERTICAL

| Building Color Selections: |             |
|----------------------------|-------------|
| Walls                      | Ivory       |
| Roof                       | Galvalume   |
| Trim                       | Polar White |

Note: Obtaining a drainage plan, site survey, site development plan, floor plan and termite treatment are Buyer's responsibility.

\*Note: As built drawings take approximately 4-6 weeks to complete. Any revisions made to the building after one week of the date on this document that impacts the drawings (ie. any changes to building dimensions, any changes to door/window/frame out locations) WILL result in an additional charge for new plans and will add an additional 4-6 weeks to the timeline to complete them.

Signed

DocuSigned by:  
*Robert Miller*  
 Robert Miller

Date 12/31/2018



CODE INFORMATION

|                                  |                                 |
|----------------------------------|---------------------------------|
| CODE VERSION                     | FBC 2017 6th Edition, ASCE-7-10 |
| MANUFACTURER                     | CARPORTS ANYWHERE               |
| BUILDING TYPE                    | UTILITY STRUCTURE               |
| CONSTRUCTION TYPE                | II-B                            |
| RISK CATEGORY                    | 2                               |
| FIRE PROTECTION                  | NONE                            |
| FIRE SUPPRESSION SYSTEM          | NONE                            |
| OCCUPANCY                        | STORAGE                         |
| BASIC WIND SPEED                 | V <sub>w</sub> = 165mph         |
| EXPOSURE                         | C                               |
| ENCLOSURE                        | ENCLOSED                        |
| INTERNAL PRESSURE COEFFICIENT    | +/- 0.18                        |
| IMPORTANCE FACTOR                | 1.15                            |
| ROOF DEAD LOAD                   | 10PSF                           |
| ROOF LIVE LOAD                   | 20PSF OR 300lb POINT LOAD       |
| FLOOR DEAD LOAD                  | 10PSF                           |
| FLOOR LIVE LOAD                  | 50PSF                           |
| "R" RATING OF WALLS, FLOOR, ROOF | N/A                             |
| MODULES PER BUILDING             | 1                               |
| HURRICANE PROTECTION USAGE       | NO                              |
| HURRICANE SHELTER USAGE          | NO                              |
| SQUARE FOOTAGE                   | 1,350 SQ. FT.                   |

REVISIONS

| REV | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |
|     |             |      |    |
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|     |             |      |    |
|     |             |      |    |

Drawn By: MTB  
 Date: 1/23/19  
 Location: 2123 Davis Blvd., Ft. Myers, 33905  
 Model#: 45'L X 30'W X 14'H

- GENERAL NOTES
- THIS BUILDING IS EXEMPT FROM THE FBC ENERGY CONSERVATION CODE PER SECTION C101.4.2.
  - ALL STEEL TUBING SHALL BE 50 KSI STEEL.
  - PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, AND/OR OTHER LOCAL CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE OWNER.
  - ROOF AND WALL SHEATHING SECURED WITH #12-14x1" SELF-DRILLING SCREWS WITH SEAL WASHERS @ 6" O.C. MAX.
  - FIELD FRAMING CONNECTIONS SECURED WITH #12-14x3/4" SELF-DRILLING SCREWS.
  - ALL SHOP FRAMING CONNECTIONS ARE TO BE WELDED. NO WELDING ONSITE. ALL WELDING DONE IN SHOP.
  - CONCRETE EXPANSIONS ANCHORS ARE TO BE MINIMUM 1/2"x3", 2,500LB TENSILE STRENGTH.
  - 12 OR 14GA. FRAMING IS 2.5"x2.5" TUBE STEEL NIPPLES ARE 2.25"x2.25" TUBE STEEL.

TITLE: PLAN VIEW -- R Miller

*Handwritten signature*

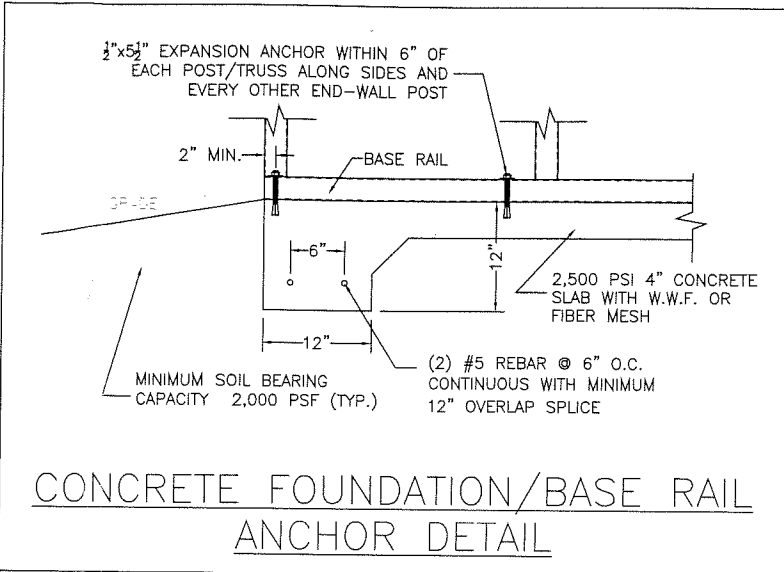
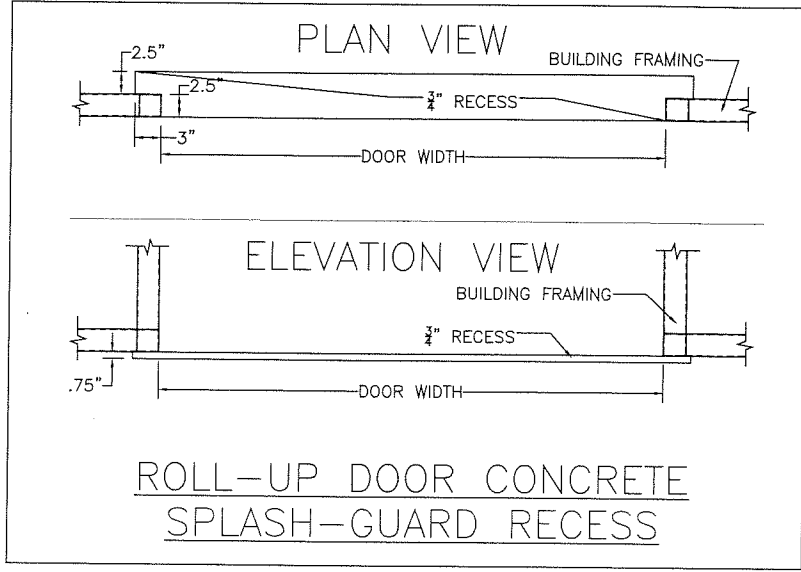
1/26/19

Matthew T. Baldwin P.E.  
 Florida License #64608

Sheet: CA-1 OF 4

45'-0"

12"x12" REINFORCED FOOTER



NOTES:

**SUB-GRADE SOILS:**  
 -TO BE TERMITE TREATED AND COVERED WITH 6 MIL VAPOR RETARDANT PER SECTION R318 AND 1816 OF THE 2017 FLORIDA BUILDING CODE, 6TH EDITION

**CONCRETE:**  
 -MINIMUM 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS  
 -ALL OPEN AREAS OF CONCRETE OUTSIDE OF THE PROPOSED STRUCTURE SHALL BE DESIGNED TO SLOPE AWAY FROM THE STRUCTURE

**REINFORCING STEEL (REBAR) REQUIREMENTS:**  
 -MINIMUM GRADE 40 STEEL  
 -REBAR MAY BE BENT IN SHOP OR FIELD PROVIDED:  
 -THE REBAR IS BENT COLD  
 -THE DIAMETER OF THE BEND MEASURED ON THE INSIDE DOES NOT EXCEED 6-BAR DIAMETERS; AND  
 -REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT IN CASES WHERE DOWELS NEED TO BE BENT TO ALIGN WITH A VERTICAL CELL. THESE REBAR MAY BE BENT NOT TO EXCEED TO SLOPE OF 1" HORIZONTALLY TO 6" VERTICALLY.  
 -COVER:  
 -2" COVER MINIMUM WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH SOIL OR WEATHER, AND 1 1/2" ELSEWHERE. REBAR EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4" FOR FINE GROUT, AND 1/2" FOR COARSE GROUT BETWEEN REBAR AND ANY FACE OF A CELL. REBAR USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2" FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER, AND 1 1/2" FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

**GALVANIZATION:**  
 -METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS, AND NAILS EXPOSED DIRECTLY TO WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

2,500 PSI 4" CONCRETE SLAB WITH W.W.F. (OR FIBER MESH) AND 12"x12" REINFORCED FOOTER PERIMETER

ROLL-UP DOOR

**REVIEWED FOR CODE COMPLIANCE**  
*Handwritten signature and date 4/19/19*

30'-0"

7'-0"

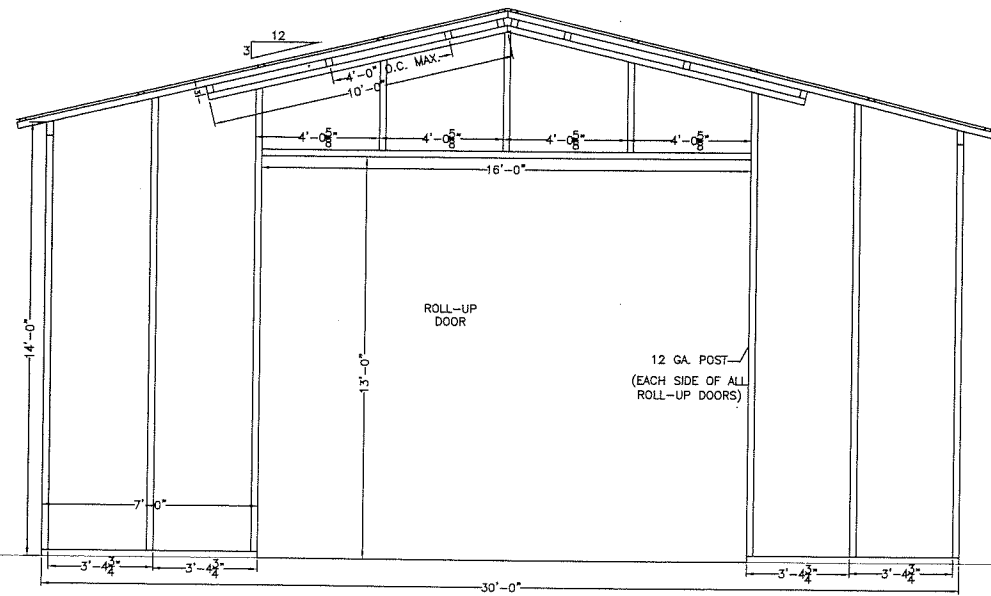
16'-0"

7'-0"

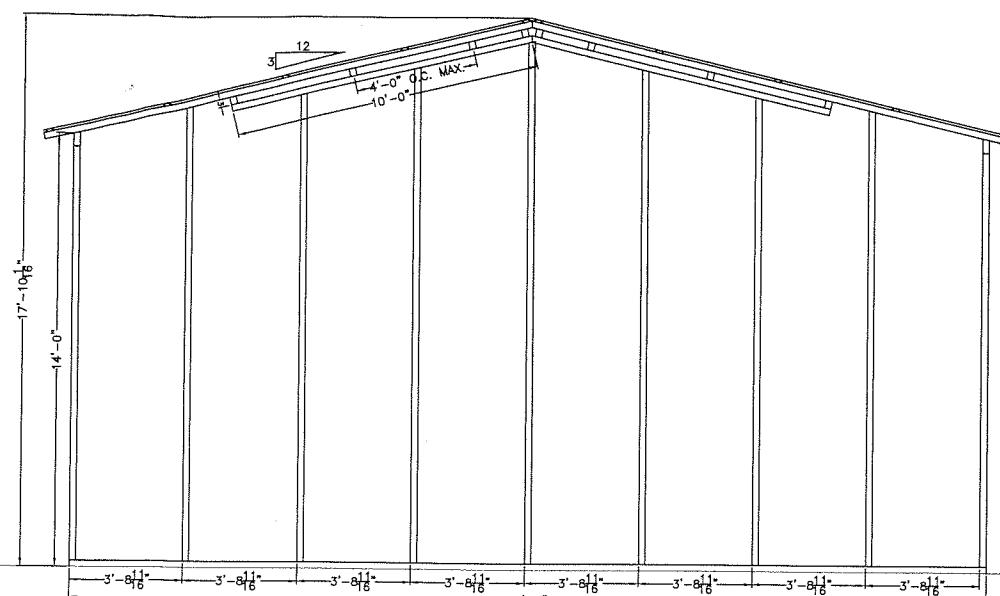
31'-1 1/8"

WINDOW SWINGING DOOR

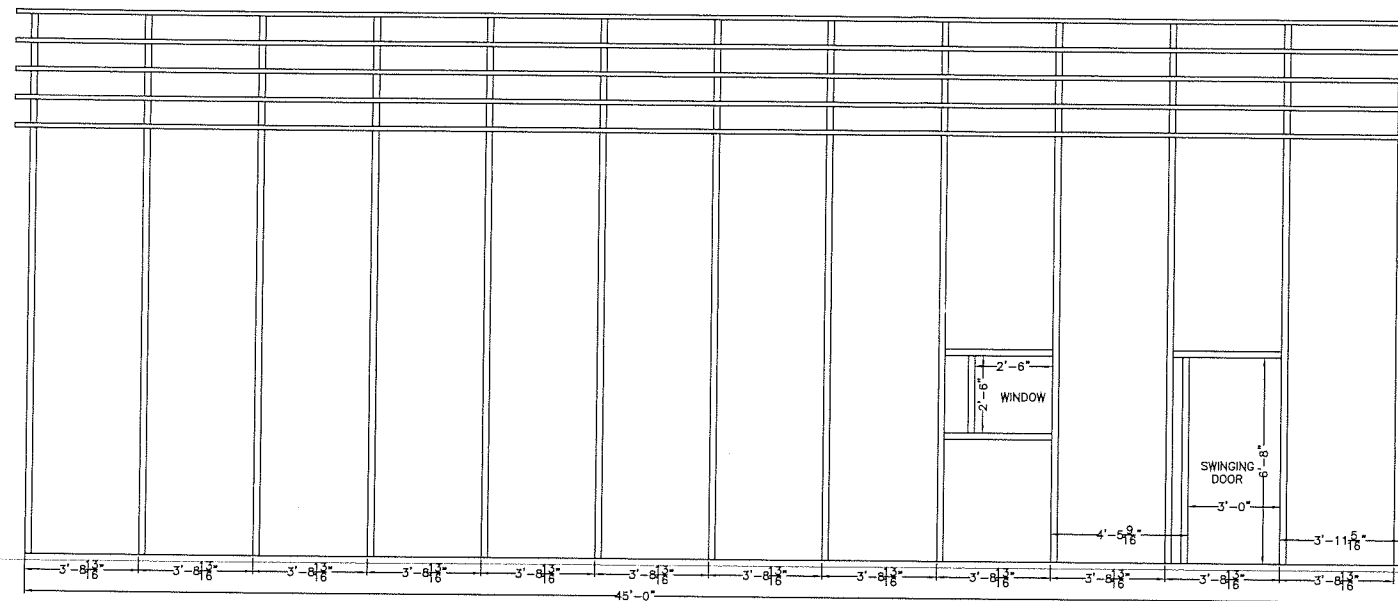
2'-6" 4'-5 9/16" 3'-0" 3'-11 5/16"



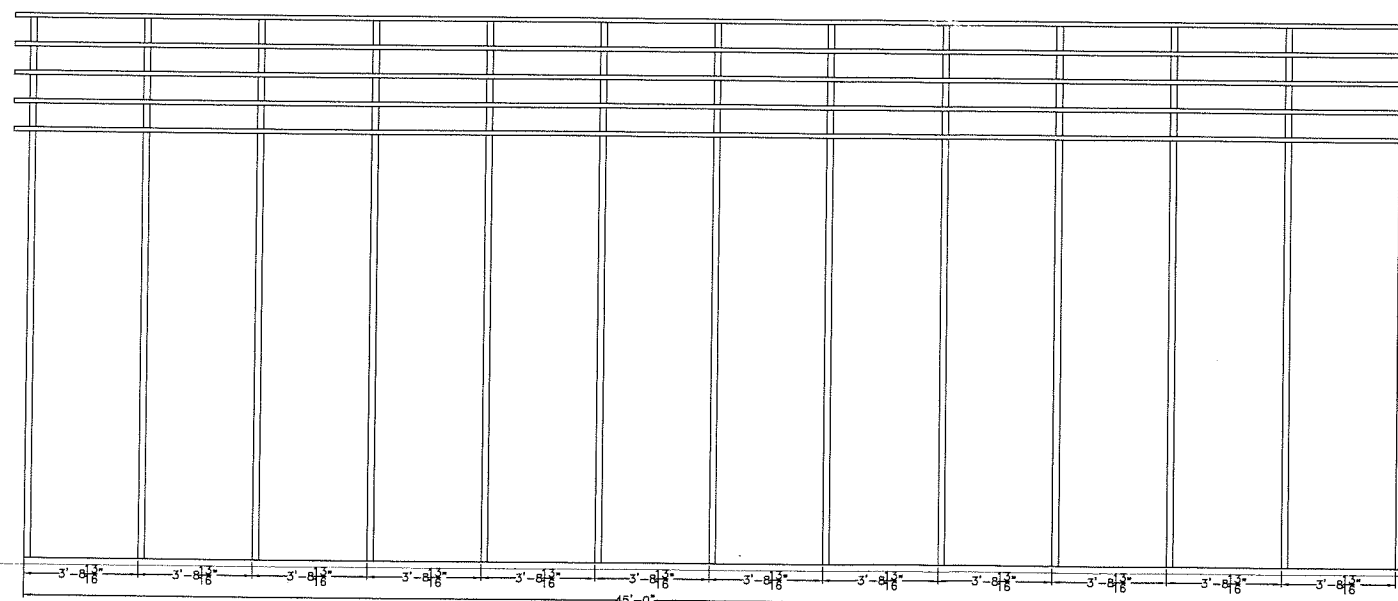
FRONT END WALL



REAR END WALL



LEFT SIDE WALL



RIGHT SIDE WALL

CODE INFORMATION

|                                  |                                 |
|----------------------------------|---------------------------------|
| CODE VERSION                     | FBC 2017 6th Edition, ASCE-7-10 |
| MANUFACTURER                     | CARPORTS ANYWHERE               |
| BUILDING TYPE                    | UTILITY STRUCTURE               |
| CONSTRUCTION TYPE                | II-B                            |
| RISK CATEGORY                    | 2                               |
| FIRE PROTECTION                  | NONE                            |
| FIRE SUPPRESSION SYSTEM          | NONE                            |
| OCCUPANCY                        | STORAGE                         |
| BASIC WIND SPEED                 | V <sub>w</sub> =165mph          |
| EXPOSURE                         | C                               |
| ENCLOSURE                        | ENCLOSED                        |
| INTERNAL PRESSURE COEFFICIENT    | +/- 0.18                        |
| IMPORTANCE FACTOR                | 1.15                            |
| ROOF DEAD LOAD                   | 10PSF                           |
| ROOF LIVE LOAD                   | 20PSF OR 300lb POINT LOAD       |
| FLOOR DEAD LOAD                  | 10PSF                           |
| FLOOR LIVE LOAD                  | 50PSF                           |
| "R" RATING OF WALLS, FLOOR, ROOF | N/A                             |
| MODULES PER BUILDING             | 1                               |
| HURRICANE PROTECTION USAGE       | NO                              |
| HURRICANE SHELTER USAGE          | NO                              |
| SQUARE FOOTAGE                   | 1,350 SQ. FT.                   |

REVISIONS

| REV | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |
|     |             |      |    |
|     |             |      |    |
|     |             |      |    |

Drawn By: MTB  
 Date: 1/23/19  
 Location: 2123 Davis Blvd., Ft. Myers, 33905  
 Model#: 45'L X 30'W X 14'H

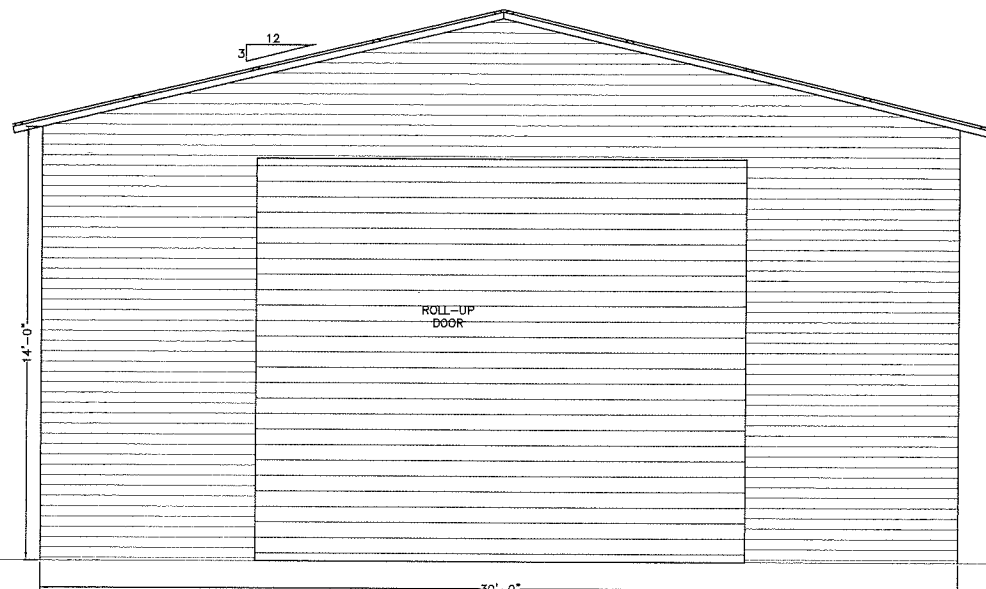
- GENERAL NOTES
- THIS BUILDING IS EXEMPT FROM THE FBC ENERGY CONSERVATION CODE PER SECTION C101.4.2.
  - ALL STEEL TUBING SHALL BE 50 KSI STEEL.
  - PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, AND/OR OTHER LOCAL CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE OWNER.
  - ROOF AND WALL SHEATHING SECURED WITH #12-14x1" SELF-DRILLING SCREWS WITH SEAL WASHERS @ 6" O.C. MAX.
  - FIELD FRAMING CONNECTIONS SECURED WITH #12-14x3/4" SELF-DRILLING SCREWS.
  - ALL SHOP FRAMING CONNECTIONS ARE TO BE WELDED. NO WELDING ONSITE. ALL WELDING DONE IN SHOP.
  - CONCRETE EXPANSIONS ANCHORS ARE TO BE MINIMUM 1/2"x3", 2,500LB TENSILE STRENGTH.
  - 12 OR 14GA. FRAMING IS 2.5"x2.5" TUBE STEEL. NIPPLES ARE 2.25"x2.25" TUBE STEEL.

TITLE: SIDE & END FRAMING VIEWS

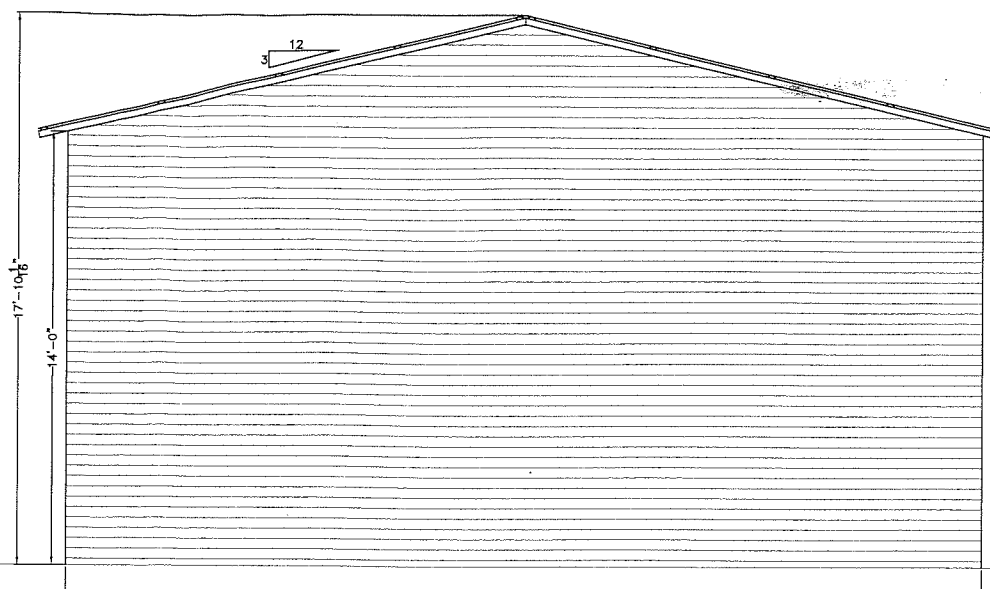
1/26/19

Matthew T. Baldwin P.E.  
 Florida License #64608

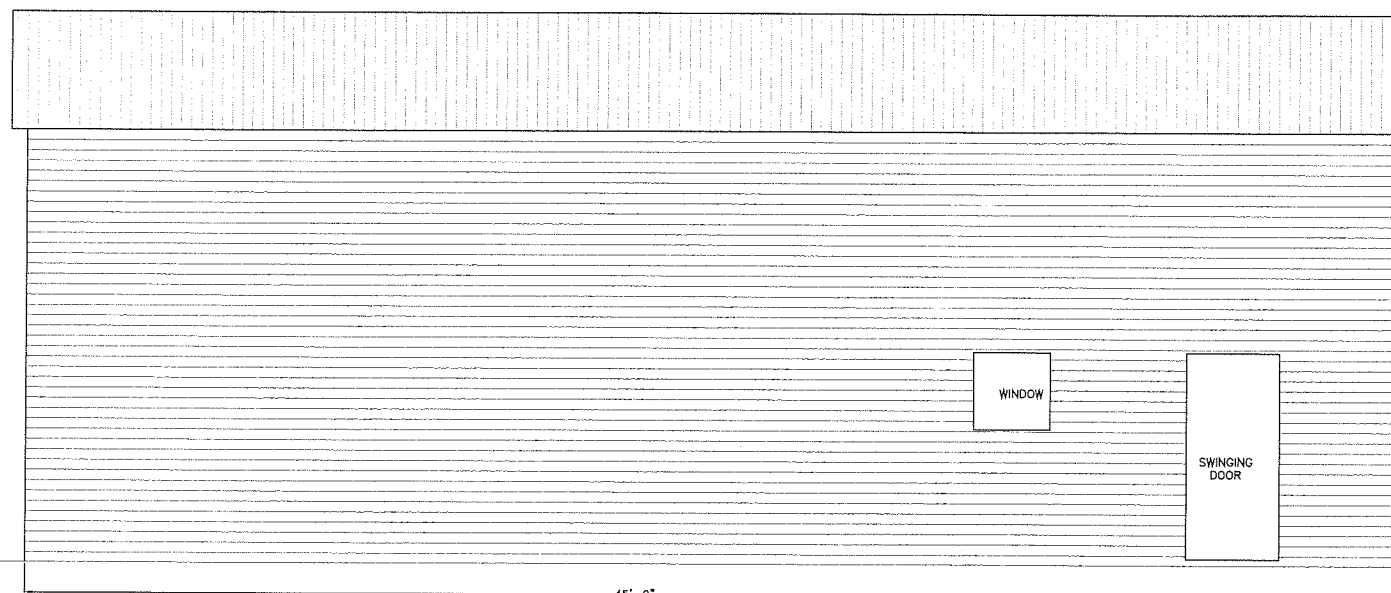
Sheet: CA-2 OF 4



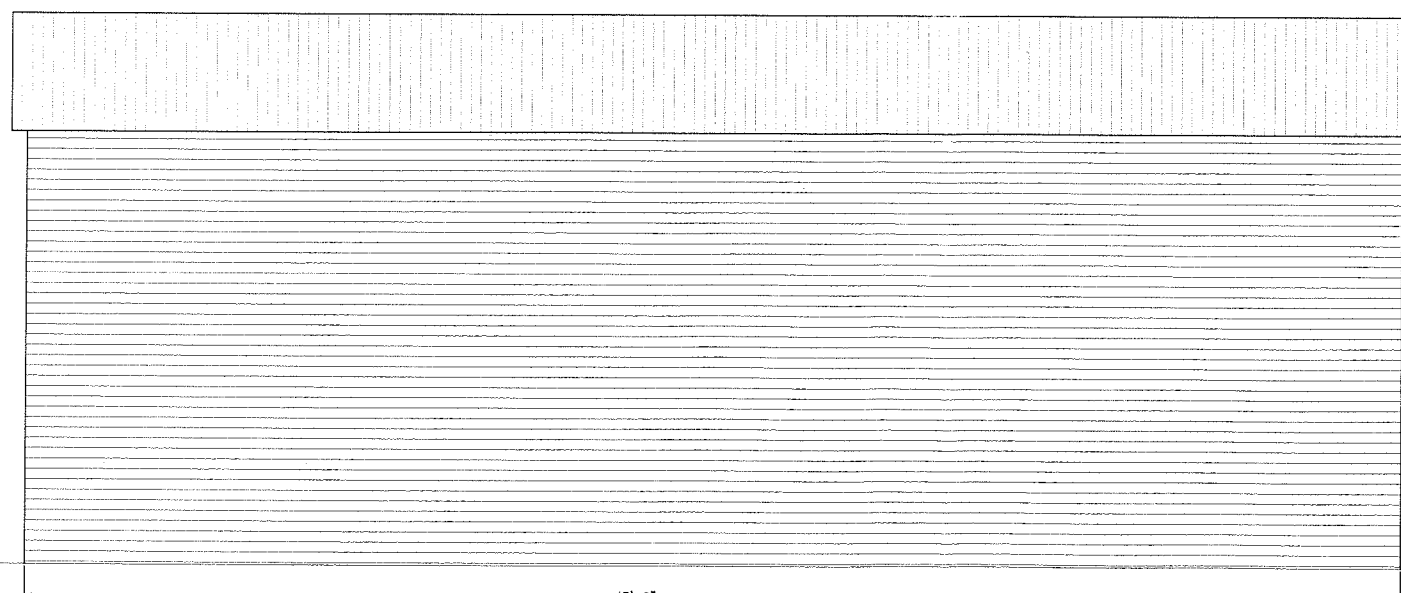
FRONT END WALL



REAR END WALL



LEFT SIDE WALL



RIGHT SIDE WALL



CODE INFORMATION

|                                  |                                 |
|----------------------------------|---------------------------------|
| CODE VERSION                     | FBC 2017 6th Edition, ASCE-7-10 |
| MANUFACTURER                     | CARPORTS ANYWHERE               |
| BUILDING TYPE                    | UTILITY STRUCTURE               |
| CONSTRUCTION TYPE                | II-B                            |
| RISK CATEGORY                    | 2                               |
| FIRE PROTECTION                  | NONE                            |
| FIRE SUPPRESSION SYSTEM          | NONE                            |
| OCCUPANCY                        | STORAGE                         |
| BASIC WIND SPEED                 | Va-165mph                       |
| EXPOSURE                         | C                               |
| ENCLOSURE                        | ENCLOSED                        |
| INTERNAL PRESSURE COEFFICIENT    | +/- 0.18                        |
| IMPORTANCE FACTOR                | 1.15                            |
| ROOF DEAD LOAD                   | 10PSF                           |
| ROOF LIVE LOAD                   | 20PSF OR 300lb POINT LOAD       |
| FLOOR DEAD LOAD                  | 10PSF                           |
| FLOOR LIVE LOAD                  | 50PSF                           |
| "R" RATING OF WALLS, FLOOR, ROOF | N/A                             |
| MODULES PER BUILDING             | 1                               |
| HURRICANE PROTECTION USAGE       | NO                              |
| HURRICANE SHELTER USAGE          | NO                              |
| SQUARE FOOTAGE                   | 1,350 SQ. FT.                   |

REVISIONS

| REV | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |
|     |             |      |    |
|     |             |      |    |
|     |             |      |    |

Drawn By: MTB  
 Date: 1/23/19  
 Location: 2123 Davis Blvd., Ft. Myers, 33905  
 Model#: 45'L X 30'W X 14'H

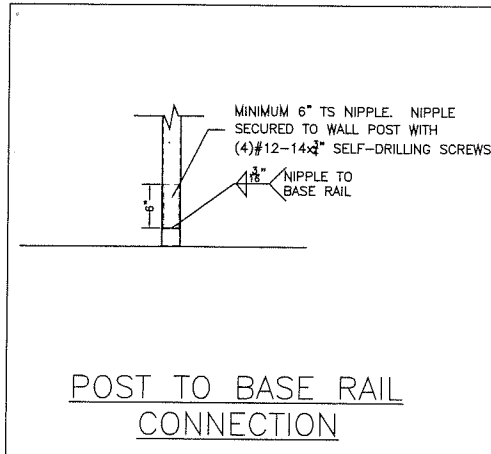
- GENERAL NOTES
- THIS BUILDING IS EXEMPT FROM THE FBC ENERGY CONSERVATION CODE PER SECTION C101.4.2.
  - ALL STEEL TUBING SHALL BE 50 KSI STEEL.
  - PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, AND/OR OTHER LOCAL CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE OWNER.
  - ROOF AND WALL SHEATHING SECURED WITH #12-14x1" SELF-DRILLING SCREWS WITH SEAL WASHERS @ 6" O.C. MAX.
  - FIELD FRAMING CONNECTIONS SECURED WITH #12-14x3/4" SELF-DRILLING SCREWS.
  - ALL SHOP FRAMING CONNECTIONS ARE TO BE WELDED. NO WELDING ONSITE. ALL WELDING DONE IN SHOP.
  - CONCRETE EXPANSIONS ANCHORS ARE TO BE MINIMUM 1/2"x3", 2,500LB TENSILE STRENGTH.
  - 12 OR 14GA. FRAMING IS 2.5"x2.5" TUBE STEEL. NIPPLES ARE 2.25"x2.25" TUBE STEEL.

TITLE: SIDE & END VIEWS

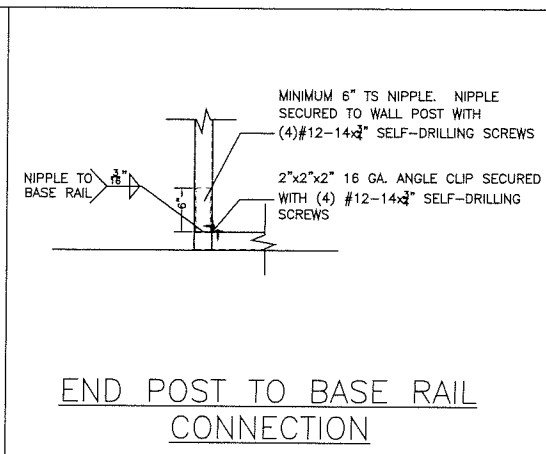
1/26/19

Matthew T. Baldwin P.E.  
 Florida License #64608

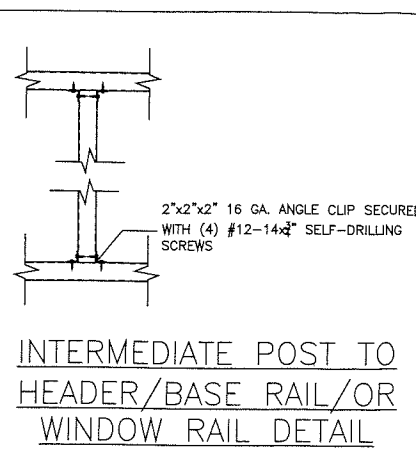
Sheet: CA-3 OF 4



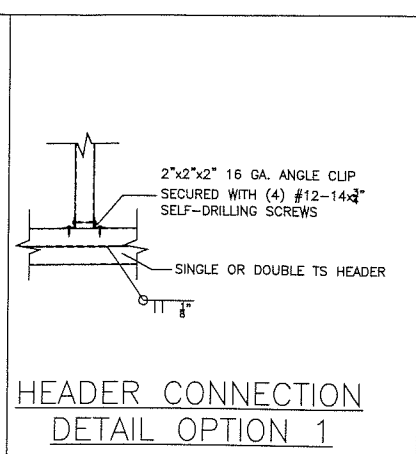
POST TO BASE RAIL CONNECTION



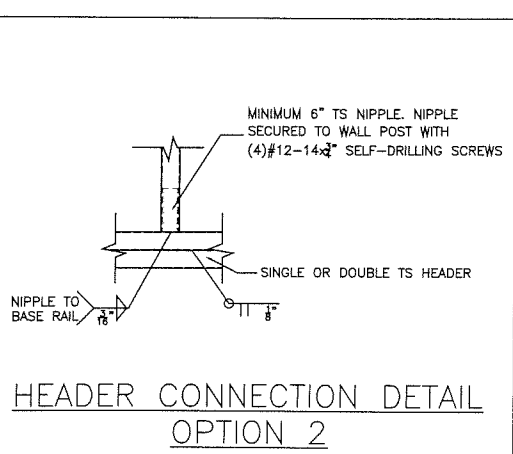
END POST TO BASE RAIL CONNECTION



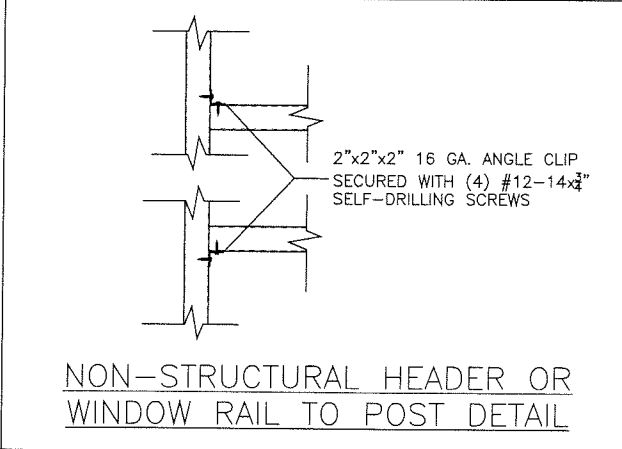
INTERMEDIATE POST TO HEADER/BASE RAIL/OR WINDOW RAIL DETAIL



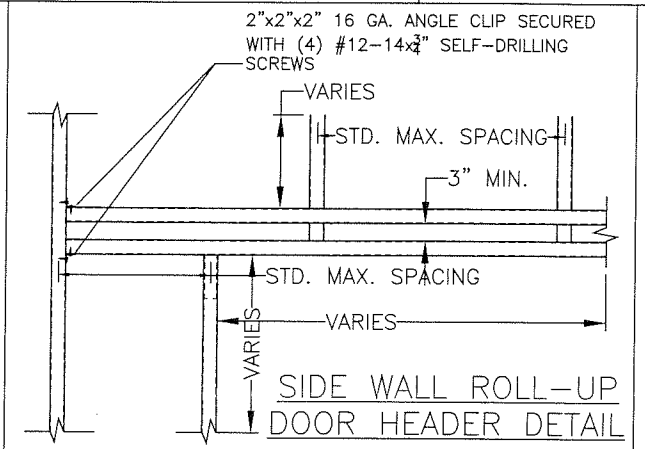
HEADER CONNECTION DETAIL OPTION 1



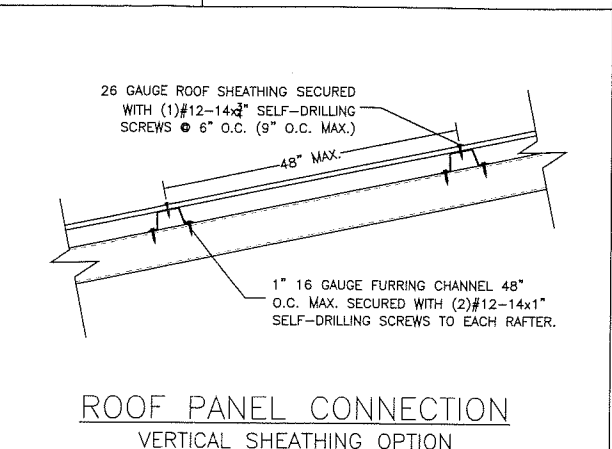
HEADER CONNECTION DETAIL OPTION 2



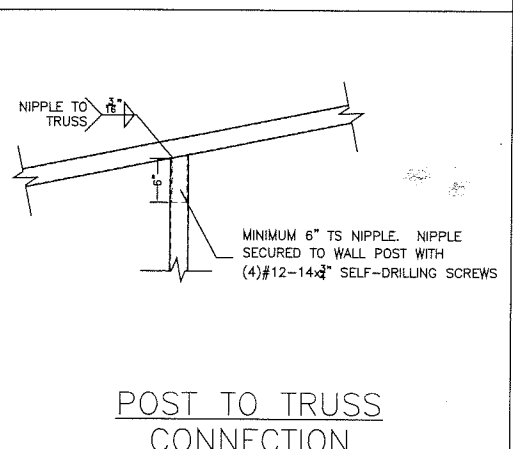
NON-STRUCTURAL HEADER OR WINDOW RAIL TO POST DETAIL



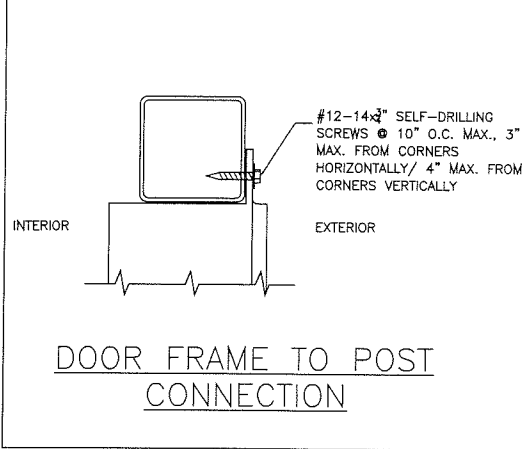
SIDE WALL ROLL-UP DOOR HEADER DETAIL



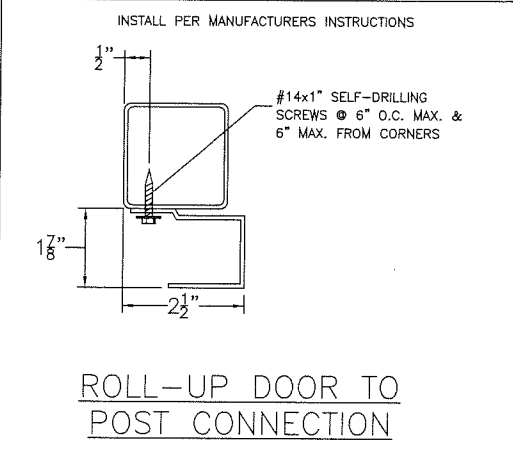
ROOF PANEL CONNECTION VERTICAL SHEATHING OPTION



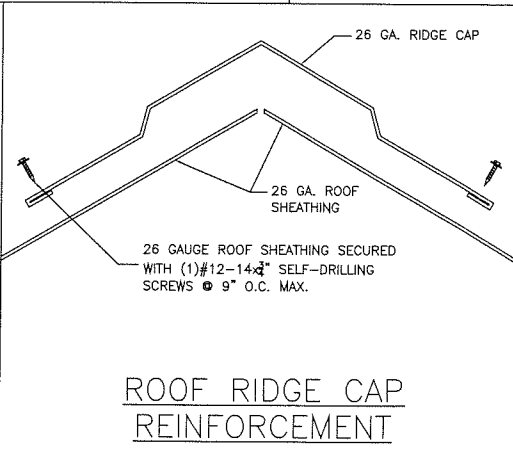
POST TO TRUSS CONNECTION



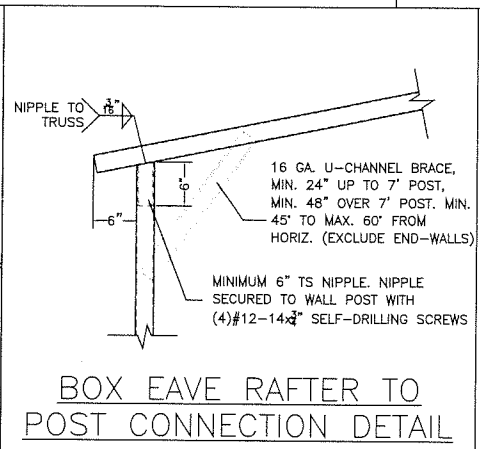
DOOR FRAME TO POST CONNECTION



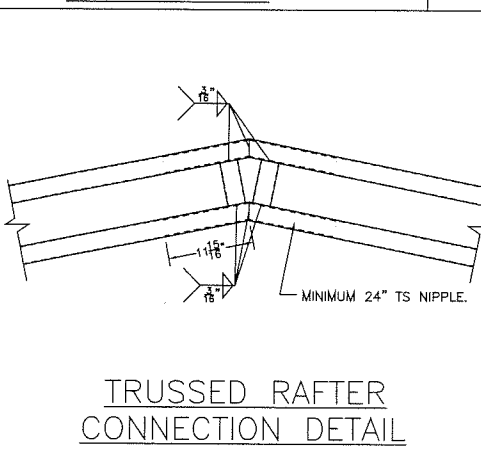
ROLL-UP DOOR TO POST CONNECTION



ROOF RIDGE CAP REINFORCEMENT



BOX EAVE RAFTER TO POST CONNECTION DETAIL



TRUSSED RAFTER CONNECTION DETAIL

| CODE INFORMATION                 |                                 |
|----------------------------------|---------------------------------|
| CODE VERSION                     | FBC 2017 6th Edition, ASCE-7-10 |
| MANUFACTURER                     | CARPORTS ANYWHERE               |
| BUILDING TYPE                    | UTILITY STRUCTURE               |
| CONSTRUCTION TYPE                | II-B                            |
| RISK CATEGORY                    | 2                               |
| FIRE PROTECTION                  | NONE                            |
| FIRE SUPPRESSION SYSTEM          | NONE                            |
| OCCUPANCY                        | STORAGE                         |
| BASIC WIND SPEED                 | V <sub>W</sub> =165mph          |
| EXPOSURE                         | C                               |
| ENCLOSURE                        | ENCLOSED                        |
| INTERNAL PRESSURE COEFFICIENT    | +/- 0.18                        |
| IMPORTANCE FACTOR                | 1.15                            |
| ROOF DEAD LOAD                   | 10PSF                           |
| ROOF LIVE LOAD                   | 20PSF OR 300lb POINT LOAD       |
| FLOOR DEAD LOAD                  | 10PSF                           |
| FLOOR LIVE LOAD                  | 60PSF                           |
| "R" RATING OF WALLS, FLOOR, ROOF | N/A                             |
| MODULES PER BUILDING             | 1                               |
| HURRICANE PROTECTION USAGE       | NO                              |
| HURRICANE SHELTER USAGE          | NO                              |
| SQUARE FOOTAGE                   | 1,350 SQ. FT.                   |

| REVISIONS |             |      |    |
|-----------|-------------|------|----|
| REV       | DESCRIPTION | DATE | BY |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |

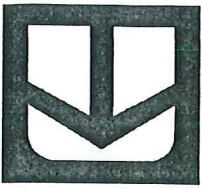
Drawn By: MTB  
 Date: 1/23/19  
 Location: 2123 Davis Blvd., Ft. Myers, 33905  
 Model#: 45'L X 30'W X 14'H

- GENERAL NOTES
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  - CONCRETE EXPANSIONS ANCHORS ARE TO BE MINIMUM 1/2"x3", 2,500LB TENSILE STRENGTH.
  - 12 OR 14GA. FRAMING IS 2.5"x2.5" TUBE STEEL. NIPPLES ARE 2.25"x2.25" TUBE STEEL.

| DESIGN PRESSURES - 165 Mph |                |                |                |                |                |
|----------------------------|----------------|----------------|----------------|----------------|----------------|
| ROOF                       | +23.3/-51.6    |                |                |                |                |
| WALLS                      | +27.2/-25.8    |                |                |                |                |
| DOORS                      | +27.2/-25.8    |                |                |                |                |
| WINDOWS                    | +27.2/-25.8    |                |                |                |                |
| ZONE                       | 1              | 2              | 3              | 4              | 5              |
|                            | +12.0<br>-26.8 | +14.9<br>-40.7 | +23.3<br>-51.6 | +27.2<br>-25.4 | +25.8<br>-22.4 |

| APPROVED PRODUCTS   |   | APPROVAL NO. |
|---------------------|---|--------------|
| ROOF SHEATHING      | Carports Anywhere<br>Hampton Rib Roof Panel     | FL27402.1    |
| WALL SHEATHING(LAP) | Carports Anywhere<br>Resi-Lap Wall Panel        | FL27403.2    |
| SWINGING DOOR       | ELIXER DOOR AND METAL COMPANY<br>407 STEEL DOOR | FL17996.5    |
| ROLL-UP DOOR        | ASTA DOOR CORPORATION<br>203 WINDLOCK           | FL8888.1-R5  |
| WINDOW              | MI WINDOWS AND DOORS<br>MODEL 185 SH            | FL17499.1-R2 |

Matthew T. Baldwin P.E.  
 Florida License #64608  
 1/26/19  
 Sheet: CA-4 OF 4



# UNIVERSAL ENGINEERING SCIENCES

Consultants In: Geotechnical Engineering • Environmental Sciences  
Geophysical Services • Materials Testing • Threshold Inspection  
Building Code Administration, Compliance Inspection & Plan Review

UES Project No: 0510.1900372.0000  
Workorder No: 995256-1  
Report Date: 04/29/2019

5971 Country Lakes Drive, Fort Myers, FL 33905 - P: 239.995.1997 - F: 239.313.2347

## In-Place Density Test Report

**Client:** Robert Miller  
2123 Davis Boulevard  
Fort Myers, FL 33905

**UES Technician:** Eddie Arredondo  
**Date Tested:** 04/22/2019

**Project:** 2123 Davis Blvd, Fort Myers, Lee County  
2123 Davis Blvd, Fort Myers, Lee County, FL

**Area Tested:** Metal Building Pad

**Material:** Fill

**Reference Datum:** 0 = Top of Final Grade

**Type of Test:**

**Field:** ASTM D-6938 Nuclear Gauge Method

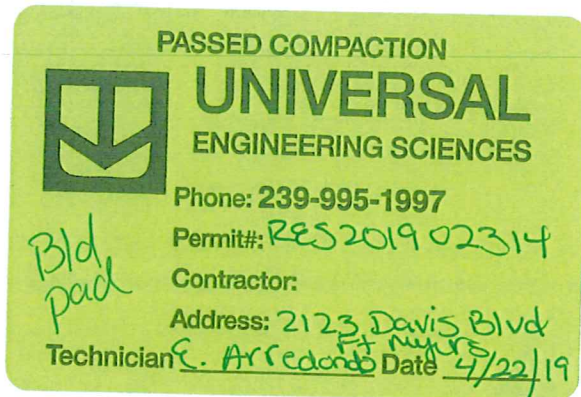
**Laboratory:** ASTM D1557 Modified Proctor

The tests below meet the 95% minimum compaction requirement.

| Test No. | Location of Test | Range  | Maximum Density (pcf) | Optimum Moisture (%) | Field Dry Density (pcf) | Field Moisture (%) | Soil Compaction (%) | Pass or Fail |
|----------|------------------|--------|-----------------------|----------------------|-------------------------|--------------------|---------------------|--------------|
| 1        | Northeast Corner | 0-1 ft | 106.8                 | 11.9                 | 101.0                   | 11.0               | 95                  | Pass         |
| 2        | Center of Pad    | 0-1 ft | 107.1                 | 11.9                 | 105.0                   | 12.0               | 98                  | Pass         |
| 3        | Southwest Corner | 0-1 ft | 107.1                 | 11.9                 | 103.2                   | 11.0               | 96                  | Pass         |

**Remarks:** permit number RES2019 02314

Reviewed By  
**Universal Engineering Sciences, Inc.**  
Certificate of Authorization No. 00000549



Lindsey N. Weaver

**STATE OF FLORIDA**  
Professional Engineer No. 41790



**Lee County, Florida**  
**Department of Community Development**  
**Certificate of Compliance**

**Seawall**

**Date:** 4/5/2019 **PERMIT NUMBER:** DSH2019-00144

**Owner Name and Address:** MILLER ROBERT L + JOYCE E  
2123 DAVIS BLVD FORT MYERS, FL 33905

**Job Address:** 2123 DAVIS BLVD, FORT MYERS, FL 33905

**Description:** SEAWALL

**Project Name:**

**Strap:** 30-43-26-02-00029.0080

**Type of Use:** 1 & 2 Family **Type of Roof:**

**Zoning:** RS-1 **Fire District:** Ft Myers Shores

A handwritten signature in black ink, appearing to read "Shirley M. [unclear]".

**BUILDING OFFICIAL**



# HONG MARINE

CONTRACTING,

1130 PONDELLA ROAD, SUITE B  
CAPE CORAL, FL 33909  
(239) 772-2378 • (239) 772-4414  
TOLL FREE: 877-260-BEST

## INVOICE

20164628

INVOICE NO:

4/15/2019

INVOICE DATE

PAGE

SOLD  
TO

Bob Miller  
2123 Davis Boulevard  
Fort Myers, FL 33905

SHIP  
TO

2123 Davis Blvd  
Fort Myers, FL 33905

18W0422

18W0422 - Davis Boulevard - FM

| ITEM   | ORDER | SHIP | DESCRIPTION  | PRICE | AMOUNT     |
|--|-------|------|--|-------|------------|
|  |       |      | Final Payment on Seawall as per Contract.                          |       | 2,300.00   |
|  |       |      | Removing Additional Stump from Middle of Lot as Quoted.            |       | 900.00     |
|  |       |      | 3 Additional Loads of Fill Dirt (for a total of 22) at \$225 Each. |       | 675.00     |
| <i>Final<br/>4-16-19<br/>OK # 2017<br/>Amerprise</i> |       |      |  |       |            |
| <i>We Appreciate Your Business!</i>                  |       |      |  |       | \$3,875.00 |



# HONG MARINE CONTRACTING,

1130 PONDELLA ROAD, SUITE B  
CAPE CORAL, FL 33909  
(239) 772-2378 • (239) 772-4414  
TOLL FREE: 877-260-BEST

# INVOICE

INVOICE NO: 20164493

INVOICE DATE 3/21/2019

PAGE

**SOLD TO** Bob Miller  
2123 Davis Blvd  
Fort Myers, FL 33905

**SHIP TO** 2123 Davis Blvd  
Fort Myers, FL 33905

P.O. No.

Project

18W0422 - Davis Boulevard - FM

| ITEM | ORDER | SHIP | DESCRIPTION                         | PRICE | AMOUNT    |
|------|-------|------|-------------------------------------|-------|-----------|
|      |       |      | Seawall Cap is Poured - Draw is Due |       | 25,000.00 |

*Rec'd  
\$25,000  
3-22-19  
CK # 2013 Amerprise*

*We Appreciate Your Business!*

**Total Amount Due** \$25,000.00

**HONC**  
**MARINE**  
 CONTRACTING  
 1130-B PONDELLA ROAD  
 CAPE CORAL, FL 33909  
 www.honcmarine.com

**PROPOSAL**

#RX0059369

**LEE 239-772-BEST (2378)**

FAX 239-772-4414

**COLLIER 239-352-HONC (4662)**

TOLL-FREE 877-260-BEST

**CHARLOTTE 941-624-HONC (4662)**

E-MAIL: info@honcmarine.com

18W-0422

Proposal #1

1/2/2019

TO: Bob Miller  
 2123 Davis Blvd,  
 Fort Myers, FL 33905

STREET: 2123 Davis Blvd  
 CITY: Fort Myers FL 33905  
 COUNTY: Lee

ATTENTION: Mr. Miller  
 PHONE: 239-246-6220  
 E-MAIL: RLMiller669@gmail.com

SUBDIVISION: Fort Myers Shores  
 BLOCK: 29 LOT: 8 + 9  
 PARCEL ID: 30-43-26-02-00029.0080 UNIT: 2

HONC WILL PROVIDE MATERIAL AND LABOR FOR THE FOLLOWING:


|  |                |
|--|----------------|
| Obtaining permits from U. S. Army Corps of Engineers, Florida D.E.P., and Lee County for seawall.  | \$ 650.00      |
| Clearing canal bank of vegetation, hauling away and legally disposing of debris.   | \$ 2,250.00    |
| Building ±105 ft. of seawall using 8' tall, 5" thick slabs poured with Oldcastle Precast 7,000 PSI DOT Grade concrete and includes an 8" x 16" concrete seawall cap with epoxy-coated reinforcing steel and concrete deadman anchors with 3/4" epoxy coated tieback rods encased in poly pipe sleeves. | ± \$ 20,475.00 |
| Backfilling and rough grading seawall with on-site material.   | \$ 450.00      |
| Hauling in ±19 loads (±20 tons each) of fill dirt to backfill new seawall and reclaim eroded shoreline, at \$225 per load.   | ± \$ 4,275.00  |
| Grading ±19 loads of fill, finish grading landward of seawall, access path and all disturbed areas in preparation for new construction. This includes installing silt fence along seawall for erosion control, as required by Lee County to pass final inspection.                                     | \$ 1,200.00    |

NOTE: This price is for seawall construction on a vacant lot, prior to start of new home/garage construction. Current schedule allows start date ±60 days after receipt of deposit and all enclosed required documents, if permit is in hand.

TOTAL: \$ 29,300.00

THIS PROPOSAL IS :       X       Valid for 20 days.  
                   A Lump Sum Quotation.  
                   A Unit Price Quotation  
 with quantities to be verified.

PAYMENT TERMS:  
 Payment is due upon receipt of Invoice

HONC ACCEPTANCE BY:   
 Travis Schmidt

DEPOSIT: \$ 2,000.00  
 DRAW: When seawall cap is poured \$ 25,000.00  
 BALANCE: Due upon completion. \$ 2,300.00

CUSTOMER ACCEPTANCE AND WORK AUTHORIZATION: This Proposal, including the STANDARD TERMS OF CONTRACT, which constitutes a part of this Proposal, is accepted. Honc is hereby authorized to proceed with this work. I also certify that I represent the following Company or person and I am authorized to do so.

REPRESENTED \_\_\_\_\_  
 (Company or Person, if applicable)

DATE \_\_\_\_\_

Signature \_\_\_\_\_

PRINTED \_\_\_\_\_