

BID FORM
REHABILITATION CONSTRUCTION PROJECT FOR

PROPERTY OWNER: **ERICA LUFT**

OWNER PHONE NUMBER: (239) 671-6121

ADDRESS: 4961 NEAL RD, FORT MYERS, FL, 33905

Contractors are required to call and schedule an appointment to view the home.

BID DUE DATE: **on September 10th, 2026, 12:00 p.m.**

The bid submitted is based on the structure being: ☒ Occupied ☐ Unoccupied by the Tenant/Owner during construction.

BID LIFE FORTY-FIVE (45) CALENDAR DAYS

**RETURN TO: Lee County Human and Veteran Services
2440 Thompson Street
Fort Myers, FL 33901
(239) 533-7930**

Pursuant to and in compliance with the Invitation to Bidders and the proposed Contract Documents as Defined in the Instructions to Bidders relating to the Rehabilitation Construction Project referenced above, including any Addenda, the undersigned, having become thoroughly familiar with the terms and conditions affecting the performance and cost of the work at the place where the work is to be completed, and having fully inspected the site in all particulars, hereby proposes and *agrees to fully perform the work within **30** calendar days* from the date the Notice to Proceed is issued, and in exact accordance with the proposed Contract Documents, including furnishing of any and all labor and materials and to do all the work required to construct and complete said work in accordance with the Contract Documents, for the following sum of money:

Total prices are to include all labor, materials, services and equipment necessary for completion of the work as shown on Schedule of Work and General Specification attached hereto:

BASE BID: \$ _____

BID ADDENDA, (IF APPLICABLE): \$ _____

TOTAL BASE BID INCLUDING ALL ADDENDA (IF APPLICABLE): \$ _____

TOTAL BID ALTERNATES, (IF APPLICABLE): \$ _____

SCOPE OF WORK: **This is a 30-day rehab consisting of septic and gutters**

This project requires the Contractor to have the following license(s) to perform the specified scope of work: **General Contractor's License or Septic Contractor's License**

Ordering Instructions: Official Bidding Documents may be examined at and **must** be obtained from the **Lee County Human and Veteran Services 2440 Thompson Street, Fort Myers, FL 33901, phone 239-533-7900 or online at: <http://www.leegov.com/dhs/partner/openbids>**

Please Note: Bids will not be accepted by the County if the Official Bidding Documents are not obtained from Lee County Human and Veteran Services. Any substitutes for the Lee County Official Bidding Documents will not be accepted.

It is mandatory that the contractor or his representative attend all Pre-Bid Meetings (*if required*). Failure to attend will result in forfeiting the right to bid on this project. All pages of the bid package must be submitted.

As required, contractors will abide by Lee County and the CDC guidelines as it relates to COVID-19 including wearing mask and gloves, and maintaining social distancing of six feet.

SEALED BIDS TO BE SUBMITTED
BY September 10th, 2026, at 12:00 P.M.

TO: LEE COUNTY HUMAN AND VETERAN SERVICES
2440 THOMPSON STREET, FORT MYERS, FLORIDA

BID OPENING:
LEE COUNTY HUMAN AND VETERAN SERVICES
2440 Thompson Street, Fort Myers, FL 33901
DATE/TIME: September 10th, 2026, at 12:00 p.m.

INSTRUCTIONS TO BIDDERS

1. DEFINITIONS

1.1 "COUNTY" is defined as the Board of County Commissioners of Lee County, Florida, or its duly authorized representative(s).

1.2 "BIDDER" is defined as one who submits a bid directly to the COUNTY in response to this Solicitation.

1.3 "SUCCESSFUL BIDDER" is defined as the lowest, qualified, responsible, and responsive bidder to whom the Board of County Commissioners makes a written award, based upon evaluation criteria contained herein.

1.4 "BIDDING DOCUMENTS" or "CONTRACT DOCUMENTS" is defined as document to be submitted with the bid proposal:

- A. Signed **Bid Form** with ALL items completed.
- B. **Schedule of Work** with lump sum prices for all "**Bid Items**", "**Alternates**", and "**Addenda**" items, as applicable.
- C. **Acknowledge Receipt of Addenda**, if applicable.
- D. Vendor/Bidder Application –Applications require documentation of state registration and/or certified license, certificates of insurance, and local business tax. Information must be submitted prior to the Notice of Award. The application is available at: <http://www.leegov.com/procurement/vendor-bidder-application>.

***NOTE:** Title, Subtitles, Headings, Running Headlines of Contents, and Indexes are used merely for convenience purposes.*

1.5 "SEALED BID" is defined as the form in which the bidding documents are to be submitted to the COUNTY.

- A. Bidding Documents must be submitted in a sealed envelope no later than 12:00 pm on the date specified
- B. Sealed envelope must be labeled "**Sealed Bid**", and clearly state the CLIENT NAME, CLIENT ADDRESS, DATE AND TIME BID IS DUE, CONTRACTOR NAME, and CONTRACTOR ADDRESS.
- C. All items in Section 1.4 of this package are to be included in the sealed envelope. *See example attached.*

2. BIDDER EXAMINATION/INVESTIGATION OF SITE

2.1 EXAMINATION OF SPECIFICATIONS AND ATTENDANCE AT PRE-BID MEETING

Before submitting a bid, each bidder shall carefully examine the drawings (if applicable), read the specifications, general conditions, and all other contract documents and **ATTEND THE PRE-BID MEETING (if required)**. Each bidder shall fully inform himself prior to bidding as to all existing conditions and limitations under which the work is to be performed and he shall include in his bid a sum to cover the cost of all items necessary to perform the work as set forth in the contract documents. No plea of ignorance of conditions or difficulties that may be encountered in the execution of the work pursuant to this bid package may be made. Failure to make the necessary examinations and investigations will not be accepted as an excuse for any failure or omission on the part of the successful BIDDER. Successful BIDDER must fulfill all of the requirements of the Contract Documents. Failure or omission on the part of the successful BIDDER will not be accepted as a basis for any claims whatsoever for extra compensation or for an extension of time. The submission of a bid shall be construed as conclusive evidence that the bidder has made all necessary examinations and investigations.

2.2 Lee County may rely upon Consultants to prepare drawings and specifications for testing of surface and latent physical conditions at the site or otherwise affecting the cost, progress or performance of the work detailed in the scope. COUNTY will make copies of such reports available to any BIDDER requesting them. These reports are not guaranteed as to their accuracy or completeness, nor are they part of the Contract Documents. Before submitting its Bid, each BIDDER will, at its own expense, make such additional investigations and tests, as the BIDDER may deem necessary.

2.3 BIDDER shall not be entitled to compensation beyond its bid price when required to incur expenses because of tolls, weight limits of trucks, access to the site, permanent or temporary power at the job site, delivery of materials, temporary utilities, or compliance with OSHA requirements when examination and/or investigation of the site conditions and access routes would have revealed the extra expense involved. The above list is intended to be illustrative and not all-inclusive.

3. PREPARATION OF BID

3.1 Each BIDDER shall submit the completed Bid Specifications and indicate the total lump-sum, total unit price base bid, and any total price(s) of any alternative(s) requested as part of the bid solicitation. BIDDER must furnish all requested information in the space provided in the Bid Specifications. The BIDDER is solely responsible for reading and completely understanding the requirements and the specifications of the items bid.

3.2 Signatures shall be required as follows:

- A. Bids by a corporation must be manually executed in the corporate name, by the President or Vice President (or other corporate officer, accompanied by written evidence of authority to so sign). The corporate seal must be affixed and attested by the secretary or assistant secretary. The corporate address and State of incorporation must be shown below the signature. Non-resident corporations shall furnish to the COUNTY a duly certified copy of all required authorizations to transact business in the State of Florida along with the bid proposal.
- B. Bids by a partnership must be manually executed in the partnership name and signed by a partner whose title must appear under the signature. The official address of the partnership must be shown below the signature.
- C. Attorneys-in-Fact who sign bonds or other surety instruments must attach with each bond or surety instrument a certified and effectively dated copy of their power of attorney.
- D. All names must be typed or printed below the signature.

3.3 The COUNTY will only consider bids meeting the exact specifications and requirements of the Bidding Documents.

3.4 Bid errors shall be handled as follows:

- A. Where bids have erasures or corrections, each erasure or correction must be in ink and initialed in ink by the BIDDER prior to submitting.
- B. In the case of lump sum price bids, if an error occurs in the extension of an item, the lump sum price in words (as shown in the bid) will govern.

3.5 Any blank spaces on the Bid Specifications, qualifying notes, exceptions, counter offers, lack of required submittals, signatures, or failure to submit a bid on the COUNTY'S form may cause BIDDER to be declared non-responsive.

3.6 Where required by the bid package, BIDDERS must submit (with their bid specifications) cuts, sketches, descriptive literature and/or complete specifications relative to the items proposed and offered.

3.7 The BIDDER shall comply with the Florida Sales and Use Tax Law as it may apply to this Contract. The Bid amount(s) shall include any and all Florida Sales and Use Tax payment obligations required by Florida Law of the successful BIDDER and/or its subcontractors or material suppliers.

4. COUNTY INTERPRETATION/ADDENDA

4.1 No interpretation or clarification of the meaning of the plans, specifications, or other contract documents will be binding if made to any BIDDER orally. Every such request must be in writing, addressed to LEE COUNTY HUMAN AND VETERAN SERVICES, and received no later than **three (3) calendar days (excluding Saturdays, Sundays, and Holidays), prior to bid opening date.**

4.2 All such interpretations or clarifications MUST be issued in writing by Lee County Human and Veteran Services. Information obtained directly from the homeowner of the property being rehabilitated will not control.

4.3 All interpretations, supplemental instructions, or modifications to the Bidding Documents will be issued as a written Addendum and made available to all known BIDDERS, not later than **three (3) calendar days** (excluding Saturdays, Sundays, and Holidays), prior to the bid opening date. Questions will not be accepted during the last **three (3) calendar days prior** to bid opening date, unless otherwise specified by Lee County Human and Veteran Services. All Bidders should check with Lee County Human and Veteran Services at least **three (3) calendar days** before the bid due date to verify information regarding Addenda. Failure to do so may result in rejection of the bid as non-responsive. Bidder shall acknowledge receipt of all Addenda by number and date on the Bid Specifications. Addenda information will be emailed to all contractors that attended the mandatory pre-bid meeting (if required) or posted on the Lee County Human and Veteran Services website. IT IS THE SOLE RESPONSIBILITY OF THE BIDDER TO ENSURE HE/SHE OBTAINS INFORMATION RELATED TO ADDENDA. All Addenda shall become part of the Contract Documents.

5. INSURANCE REQUIREMENTS

5.1 CONTRACTOR'S LIABILITY, WORKER'S COMPENSATION AND AUTO INSURANCE POLICIES - The successful bidder shall deliver to Lee County Procurement Management, within **ten (10) calendar days** of the Notice of Award, certificates of insurance, which the successful bidder is required to purchase and maintain in accordance with Florida Law. If the successful bidder fails to furnish the required **certificates of insurance** with the ten (10) calendar days of the Notice of Award, Lee County Human and Veteran Services may annul the Notice of Award, and award the bid to the next lowest, responsible, and responsive bidder.

6. SUBMISSION OF BIDS

6.1 SUBMIT THE BID according to section 1.5 of this package IN A SEALED ENVELOPE, MAILED OR HAND CARRIED, to Lee County Human and Veteran Services, 2440 Thompson St, Fort Myers, FL 33901, PRIOR TO THE BID CLOSING TIME. The ENTIRE Bid Package must be stamped in received by Lee County Human and Veteran Services prior to the bid submittal deadline.

6.2 The proper delivery of the bid to Lee County is solely and strictly BIDDER'S responsibility. Lee County shall not be responsible for delays caused by the United States Postal Service or any other occurrence. Bids submitted by certified or registered mail, not received by Lee County Human and Veteran Services by the bid submittal deadline, will not be honored.

6.3 The bid submittal time will be **strictly** observed. Under **no** circumstances will bid proposals delivered after the specified submittal time be considered. It is the bidder's responsibility to ensure the bid is received by Lee County Human and Veteran Services prior to the opening date and time specified. Any bid received after the opening date and time will be promptly returned to the bidder unopened.

6.4 Bidder must submit his/her Lump Sum Bid on this Bid Form on the Schedule of Work. Any blank spaces on the Bid Form and Schedule of Work required in Instructions to Bidders or signatures may result in the Bid being declared as **NON-RESPONSIVE**.

7. WITHDRAWAL, TRANSFER OR MODIFICATION OF BIDS

7.1 Bids may be withdrawn at the request of the BIDDER. The request to withdraw may be made via writing, faxing, or emailing in time for delivery during the normal course of business, but prior to the time scheduled for the opening of the bid proposal. Such requests must have confirmed documentation of any telegraphic withdrawal with the BIDDER'S signature, dated or postmarked prior to the scheduled time of bid opening.

7.2 If, within twenty-four (24) hours after Bids are opened (excluding Saturdays, Sundays and Holidays), any BIDDER providing a signed, written notice to the COUNTY and demonstrating to the reasonable satisfaction of the COUNTY that there was a material and substantial mistake in the preparation of its Bid, may withdraw its Bid without penalty. The BIDDER shall be disqualified from further consideration on the Work to be provided under that Project. Except as specified in this subparagraph, BIDDER may not withdraw its bid after the appointed bid opening time.

7.3 BIDDER may not modify its bid proposal at any time for any reason whatsoever.

8. BID OPENING

8.1 At the time and place fixed for the opening of bids every bid properly delivered within the time fixed for receiving bids will be opened and publicly read aloud, irrespective of any irregularities found therein. BIDDERS and other persons interested may be present, in person or by representative. An abstract of the amounts of the base bids and major alternates (if any) will be made available to BIDDERS after the opening of bids. Bids will be submitted and opened no earlier than 3:00 pm.

9. AWARD OF CONTRACT/REJECTION OF BIDS

9.1 Bids are being obtained pursuant to FS 255.20. The statutory criterion for award of a bid is to the "lowest qualified responsive and responsible bidder in accordance with the contract/bid documents". A bid meeting these statutory criteria is considered in the best interest of the COUNTY. The COUNTY reserves the right to exercise its discretion to reject any and all Bids, with or without cause, to waive informalities (e.g., not involving price, time or changes in the work), and to accept the bid that in its judgment will be in the best interest of Lee County. Discrepancies in the multiplication of units of work and lump sum prices will be resolved in favor of the lump sum prices. Minor mathematical errors will be corrected by Lee County Human and Veteran Services based upon stated criteria.

9.2 The COUNTY may conduct such investigations as the COUNTY deems necessary and appropriate to assist in the evaluation of any Bid and to establish the responsibility, qualifications and financial ability of Bidders, proposed Subcontractors, Suppliers and other persons and organizations proposed by Bidder hereunder.

9.3 By submitting a bid, the BIDDER recognizes and accepts that the COUNTY may reject the bid based upon the exercise of its sole discretion. BIDDER waives any claim(s) it may have for damages or other relief resulting directly or indirectly from the rejection of its bid based on any grounds, including the disclosure of any pertinent information relating to the reasons for rejection of said bid.

9.4 All vendors will be evaluated on their past performance and prior dealings with Lee County (i.e., failure to meet specifications, poor workmanship, late delivery, etc.). Poor or unacceptable past performance may result in bidder disqualification.

9.5 The County reserves the right to exercise its discretion, to waive minor informalities in any bid; to reject any or all bids with or without cause; and/or to accept the bid that in its judgment will be in the best interest of the County of Lee.

10. EXECUTION OF WRITTEN CONTRACT

10.1 The COUNTY will issue a "Notice to Proceed" on the Project within **forty-five (45) calendar days** of the date of the Notice of Award.

10.2 In the event the Notice to Proceed has not been issued by the COUNTY within the **forty-five (45) calendar day** period above, the CONTRACTOR shall have the option, upon written notice, to rescind the Contract or continue with the Contract as originally bid, unless stated otherwise in Supplemental Conditions.

11. ACCEPTANCE

11.1 The materials and/or services delivered under the bid shall remain the property of the seller until a physical inspection and actual usage of these materials and/or services is accepted by the COUNTY and is deemed to be in compliance with the terms herein, fully in accord with the specifications and of the highest quality. In the event the materials and/or services supplied to the COUNTY are found to be defective or do not conform to specifications, the COUNTY reserves the right to cancel the order upon written notice to the seller and return such product to the seller at the seller's expense.

12. PUBLIC ENTITY CRIME AFFIDAVIT

12.1 Any person or affiliate as defined by statute who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid or a contract to provide any goods or services to the COUNTY; may not submit a bid on a contract with the COUNTY for the construction or repair of a public building or a public work; may not submit bids or leases of real property to the COUNTY; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with the COUNTY, may not transact business with the COUNTY in excess of \$25,000 for a period of 36 months from the date of being placed on the convicted vendor list.

13. DRUG FREE WORKPLACE

13.1 Whenever two or more proposals, which are equal with respect to price, quality, and service, are received for the procurement of contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the evaluation/award process. In order to have a drug-free workplace, a business shall comply with the requirements of Florida Statutes 287.087.

14. PERMITS AND LICENSES

14.1 The contractor must apply for **all** applicable permits within fourteen (14) calendar days after the notice to proceed is issued by the Lee County Human and Veteran Services. All permits, governmental fees and licenses necessary for the proper execution and completion of the work must be obtained prior to the commencement of any work required by job specifications, copies of such licenses and permits shall be provided to the rehab specialist upon receipt. Each contractor will submit, to the rehab specialist, a copy of job specifications that have been signed off by the building department certifying that all permits applicable to the work required have been applied for.

A notice of commencement will be filed on each job in conjunction with the issuance of notices to proceed and any other requirements of the Florida Mechanic's Lien Law shall be completed.

15. LABOR AND MATERIALS

15.1 The contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, etc., necessary for the proper execution and completion of the work.

16. IMMIGRATION LAWS

16.1 Lee County will not intentionally award COUNTY contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324 a(e), Section 274A(e) of the Immigration and Nationality Act ("INA").

16.2 Lee County shall consider the employment by any Contractor of unauthorized aliens a violation of Section 274A(e) of the INA. Such violation by the recipient of the employment provisions contained in Section 274A(e) of the INA shall be grounds for unilateral cancellation of the contract by Lee County.

17. SECTION 3

17.1 It is the policy of Lee County Human and Veteran Services (LCHVS) to comply with the requirements of Section 3 of the Housing and Urban Development Act (HUD) of 1968 pursuant to [24 CFR 570.607 \(b\)](#). This legislative directive provides preference to low-income residents, and businesses that substantially employ these persons, for new employment, training, and contracting opportunities resulting from HUD-funded projects. As such it is the intent of LCHVS to give, to the greatest extent feasible, (consistent with existing Federal, State, and local laws and regulations), employment, contracting and other economic opportunities arising in connection with a proposed project to low-income persons, Section 3 residents and business concerns in the local community, and that contracts be awarded to eligible business concerns which employ and/or are owned in substantial part by such low-income persons residing in Lee County.

17.2 In order for LCHVS to be considered in compliance with the regulation, LCHVS will make, to the greatest extent feasible, efforts to achieve the three annual minimum numerical goals as set forth at [24 CFR Part 135.30](#), for employment and contracting by: 1) awarding 10 percent of the total dollar amount of all covered construction contracts to Section 3 businesses; 2) offering 30 percent of new employment opportunities to Section 3 businesses; and 3) hiring 30 percent of new hires as Section 3 residents annually—i.e., one out of three new employees needed to complete a Section 3 covered project/activity shall be a Section 3 resident.

17.3 Efforts to ensure that these levels are achieved include: 1) requiring that all contractors post information at job sites in affected areas regarding employment opportunities and preference in hiring Section 3 employees and 2) advertising projects identifying contracting opportunities and the preference to utilize Section 3 businesses.

CERTIFICATION

I understand that Lee County Human and Veteran Services reserves the right to reject this bid, but that this bid shall remain open and shall not be withdrawn for a period of **forty-five (45) calendar days** from the date prescribed for its opening. If written *Notice of Award* of this bid is delivered to the undersigned within this timeframe after the date set for the opening of this bid, **or at any other time thereafter before it is withdrawn**, the undersigned will execute and deliver the Contract Documents to Lee County Human and Veteran Services in accordance with this bid as accepted and will also furnish and deliver to Lee County Procurement Management vendor/bidder application (if not on file), including proof of all required insurance coverage, within **ten (10) calendar days** after delivery of the *Notice of Award* of this bid.

Within forty-five (45) days of Contract Awards, Bidders agrees that prices, terms, and conditions in this proposal shall be honored. Likewise, all bids are subject to acceptance and issuance of a Notice to Proceed within the above stated timeframe, after the Contract Award.

Bidder must submit his/her Lump Sum Bid on this Bid Form and on the Schedule of Work. Any blank spaces on the Bid Form and Schedule of Work required in Instructions to Bidders or signatures may result in the Bid being declared as ***NON-RESPONSIVE***.

SEALED FORM, MODICATION, AND REVOCATION OF THE BID

As consideration for the undersigned bid to be acknowledged by the Property Owner in their Award of the Contract, the undersigned bidder hereby agrees that his/her bid shall be only on such forms as provided and shall be submitted prior to the scheduled time on which the bids are to be opened.

ANTI-COLLUSION STATEMENT

The below signed bidder has not divulged to, discussed or compared his bid with other bidders and has not colluded with any other bidder or parties to the bid whatsoever.

Notice of Award or request for additional information may be addressed to the undersigned at the address set forth below.

By signing below, I acknowledge that I have read and understood the information in this bid form.

FIRM: _____

BY: _____
(Printed)

BY: _____
(Signature)

TITLE: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

LICENSE NUMBER: _____

LICENSE TYPE: _____

SEALED BID ENVELOPE EXAMPLE #1 – PLACED IN DROP BOX

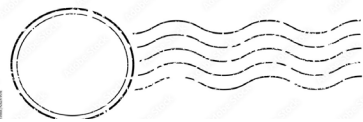
Contractor Name
Contractor Address
City, State Zip Code

SEALED BID

Client Name
Client Address
City, State Zip Code

BID DUE:
JANUARY 1, 2023
12:00 p.m.

Contractor Name
Contractor Address
City, State Zip Code



SEALED BID

Human and Veteran Services
2440 Thompson St
Fort Myers, FL 33901

Client Name
Client Address
City, State Zip Code

BID DUE:
JANUARY 1, 2023
12:00 p.m.

Bid Posted 08/31/2026
Bid due back 09/10/2026
By 12:00 PM

Lee County BoCC
Human and Veteran Services

Erica Luft 4961 Neal Rd, Fort Myers, Fl. 33905
Client Phone # (239) 671-6121
Rehab Specialist; George Effing, Phone # (239) 533-7959

Contractor will have 30 days to complete the work

All construction shall be in compliance with the current requirements, 2020 or 2023 Florida Building Code, Building, Residential, Existing Building, Plumbing, and Mechanical with Supplements. The 2011 National Electrical Code. All Lee County Ordinances. And all current Florida State Statues, to include # 553.844 and #553.885.

Contractors shall be responsible for all dimensions, locations, and quantities.

All color samples shall be submitted and approved by this office prior to work commencing.

Note: No deviation from this specification will be permitted without written and signed authorization by Lee County Human and Veteran Services.

Contractors *must* obtain ALL NECESSARY PERMITS and all necessary documents from Federal, State and Local governmental agencies prior to commencement of any work, and furnish copies of permits to Lee County Human and Veteran Services prior to commencement of any work. Permits will cover all work to be completed under this schedule of work.

Leave entire interior and exterior premises clean and free of debris. All surplus materials to be removed shall become the property of the contractor unless otherwise stipulated. Clean up will be completed in a timely and workmanlike manner, including the removal of all equipment.

SCHEDULE OF WORK

1. Gutters and Downspouts: Install pre-finished seamless aluminum storm gutter on front fascia to replace the existing damaged gutters on the front of the house as required by HRS for the septic system. Gutters will be completed with properly located downspouts for water run off. **Color will be of owner’s choice from readily available stock.** Gutters and downspouts shall be caulked at all joints where a connection is made. No seams shall be allowed over entry to structure. All work will be completed in a workmanlike manner.

\$

Septic System

1. **Septic System:** Pump out existing septic tanks. Install a new primary drainfield system type shall be in compliance with State Health Department regulations, Permit # 36-SN-4079386. Machine grade all disturbed areas of yard that is used for access to drainfield. All work will be completed in a workmanlike manner and be to all State Code requirements per State specification.

\$
- TOTAL BASE BID

\$

Authorized Contractor's Signature: _____

Contractor’s name: _____

Company name: _____

Contractor’s Address: _____

Contractors’ Phone: _____

[illegible]



**BUILDING DEPT
COPY**

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM

PERMIT #: **36-SN-4079386**
APPLICATION #: **AP2290104**
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____
DOCUMENT #: **PR2371682**

CONSTRUCTION PERMIT FOR: OSTDS Repair

APPLICANT: Erica Luft

PROPERTY ADDRESS: 4961 Neal Rd Fort Myers, FL 33905

LOT: _____ BLOCK: _____ SUBDIVISION: _____

PROPERTY ID #: 06442600000310030

[SECTION, TOWNSHIP, RANGE, PARCEL NUMBER]
[OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [1,050] GALLONS / GPD Septic Tank to Remain CAPACITY
A [0] GALLONS / GPD _____ CAPACITY
N [0] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]
K [225] GALLONS DOSING TANK CAPACITY [50.00] GALLONS @ [6] DOSES PER 24 HRS #Pumps [1]

D [500] SQUARE FEET Replacement Drainfield SYSTEM

R [0] SQUARE FEET _____ SYSTEM

A TYPE SYSTEM: [] STANDARD [] FILLED [x] MOUND [] _____

I CONFIGURATION: [] TRENCH [x] BED [] _____

N

F LOCATION OF BENCHMARK: 100.00 ASSUMED PINK DOT ON SIDEWALK IN FRONT OF COLUMN; SEE SITE PLAN

I ELEVATION OF PROPOSED SYSTEM SITE [1.15] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT

E BOTTOM OF DRAINFIELD TO BE [0.15] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT

L

D FILL REQUIRED: [30.00] INCHES EXCAVATION REQUIRED: [0.00] INCHES

O The system is sized for 3 bedrooms with a maximum occupancy of 6 persons (2 per bedroom), for a total estimated flow of 300 gpd.
T Minimum Infiltrative Surface Elevation: 99.85 (Ass'd)
H Excavate and properly dispose of any old drainfield material and other contaminated material below the new drainfield area.
E Installer to verify MINIMUM 36" effective soil depth.
R The system is sized for a total estimated sewage flow of 300 GPD. Any increase in sewage flow may cause system failure.
Performing Lift Dosing. Pumps must be certified as suitable for distributing sewage effluent. Dosing pump alarm must be

SPECIFICATIONS BY: Melinda Walls TITLE: Environmental Specialist II

APPROVED BY: Melinda Walls TITLE: Environmental Specialist II Lee CHD
Melinda Walls

DATE ISSUED: 02/18/2026 EXPIRATION DATE: 05/19/2026

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Incorporated 62-6.004, FAC

NOTICE OF RIGHTS

A party whose substantial interest is affected by this order may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. Such proceedings are governed by Rule 28-106, Florida Administrative Code. A petition for administrative hearing must be in writing and must be received by the Agency Clerk for the Department, within twenty-one (21) days from the receipt of this order. The address of the agency clerk is 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. The Agency Clerk's email is agency_clerk@FloridaDEP.gov.

Mediation is not available as an alternative remedy.

Your failure to submit a petition for hearing within 21 days from receipt of this order will constitute a waiver of your right to an administrative hearing, and this order shall become a 'final order'.

Should this order become a final order, a party who is adversely affected by it is entitled to judicial review pursuant to Section 120.68, Florida Statutes. Review proceedings are governed by the Florida Rules of Appellate Procedure. Such proceedings may be commenced by filing one copy of a Notice of Appeal with the Agency Clerk of the Department of Environmental Protection and a second copy, accompanied by the filing fees required by law, with the Court of Appeal in the appropriate District Court. The notice must be filed within 30 days of rendition of the final order.



SEPTIC SYSTEM PERMIT

36-SN-4079386

Application #: AP2290104

CHAPTER 381, FLORIDA STATUTES & 64E-6, FLORIDA ADMINISTRATIVE CODE

Date Issued: 02/18/2026

THIS PERMIT CARD MUST BE POSTED ON SITE

CONSTRUCTION PERMIT FOR:

[] New System [] Existing System [] Holding Tank [] Innovative Other
[X] Repair [] Abandonment [] Temporary [] _____

APPLICANT: Erica Luft

PROPERTY STREET ADDRESS: 4961 Neal Rd Fort Myers, FL 33905

SEPTIC CONTRACTOR: _____

LOT: _____ BLOCK: _____ SUBDIVISION: _____

PROPERTY ID #: 06442600000310030 [Section/Township/Range/Parcel No.] [OR TAX ID NUMBER]

See System Construction Permit for System Specifications

EXCAVATION INSPECTION APPROVED: ☐ YES ☐ NO BY: _____ DATE: _____

INITIAL INSPECTION

OK TO COVER/DATE: _____

E.H.SPECIALIST: _____

CALL FOR FINAL INSPECTION AFTER:

- ☐ roof is guttered
- ☐ mound is stabilized: 4' shoulder all sides
max. _____:1 slopes, 6"-18" soil cover,
Tank Soil Cap: Max 8"
sod installed over entire mound slope
- ☐ well is constructed
- ☐ inlet
- ☐ _____

CONSTRUCTION NON-COMPLIANCE DATE: _____

REASON(S): _____

E.H.SPECIALIST: _____

FINAL INSPECTION

APPROVAL / DATE: _____

E.H. SPECIALIST: _____

APPROVAL #: _____

APPROVAL DENIED / DATE: _____

REASON(S): _____

E.H. SPECIALIST: _____

There is a \$75.00 fee for any additional inspections or reinspections after a disapproval

QUESTIONS? 239-690-2100

SEPTIC SYSTEM REPAIR WORKSHEET PERMIT # 40793864961 Neal Rd. FM33905**ELEVATION CALCULATIONS:** USE 100.0 ASSUMED FOR REFERENCE POINT/BENCH MARKLOCATION OF BM Pink Dot on Sidewalk in front of column
See site plan

BM = 100.0

(+) SHOT: 4.48(=) H.I. 104.48

EXISTING GROUND AT SOIL PROFILE	EXISTING TOP OF DF COVER	TOP OF TANK INLET	TOP OF TANK OUTLET	EXISTING TOP OF DF STONE	EXISTING BOTTOM OF DF STONE
H.I. = <u>104.48</u>	H.I. = <u>104.48</u>	H.I. = <u>104.48</u>	H.I. = <u>104.48</u>	H.I. = <u>104.48</u>	H.I. = <u>104.48</u>
(-) SHOT <u>5.63</u>	(-) SHOT <u>3.90</u>	(-) SHOT <u>5.20</u>	(-) SHOT <u>5.22</u>	(-) SHOT <u>4.82</u>	(-) SHOT <u>5.82</u>
ELEV: <u>98.85</u>	<u>100.58</u>	<u>99.28</u>	<u>99.26</u>	<u>99.66</u>	<u>98.66</u>

PROPOSED DRAINBED ELEVATION CALCULATIONS 1989EXISTING GROUND (=) 98.85DEPTH TO WSWT (-) 0
(SOIL SURVEY + SITE FILL)WSWT ELEVATION (=) 98.85REQ. SEPARATION [] (+) 1+ 0.5 FT (PRIOR 1983) OR 1.0 FT (1983 +)TOP OF EXISTING
TANK OUTLET PIPE 99.26(-) 0.83OR 99.85 MUST BE LOWER THAN: 98.43 OR PUMP REQUIRED: YES NO
(= NEW ELEV OF BOTTOM DB STONE)

DRAINFIELD SIZING prior to 1983		
# BEDROOMS	FILLED	MOUND
2	200	240
3	300	360
4	400	480
ADDITIONAL	100	120

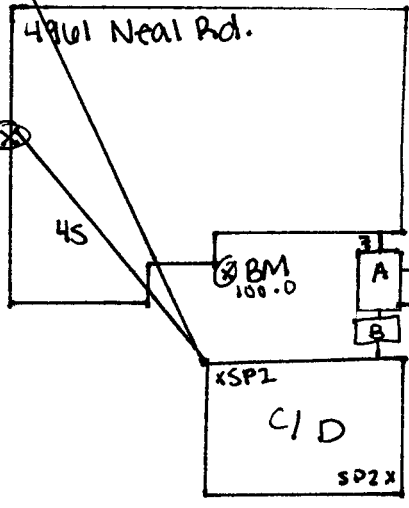
AFTER JANUARY 1983 USE CURRENT
RULE REQUIREMENTS FOR DF SIZING

EXISTING ELEVATIONSTANK INLET 99.28 FTTANK OUTLET 99.26 FTTOP DRAINBED STONE 99.66 FTBOTTOM DRAINBED STONE 98.66 FTWET SEASON WATER TABLE 98.85 FTDRAINBED SOIL COVER 100.58 FTEXISTING TANK SIZE (EST) 1050 GALEXISTING DRAINBED 20 X 25 = 500 SQ. FT. = NEW DRAINBED SIZE 500 SQ. FT.**NEW ELEVATIONS** FT FT100.85 FT99.85 FT RAISE DRAINBED 14 INCHESN/A FT WSWT SEPARATION 12 INCHES101.35 FT RAISE YARD ELEV. 9 INCHES900 GAL NEW TANK IF REQUIRED

WELL

100+

POTABLE



POND

FPL, SWALE, EOP
100+

NORTH

SEPTIC SYSTEM PLAN APPROVAL ONLY
FL DEPT OF HEALTH - LEE COUNTY
REVIEWER WallisM
APPROVAL DATE 2/18/2026
NOT INTENDED FOR USE IN
WELL PERMITTING

- A: 1050 gal. septic tank to remain.
- B: 225 gal. dosing tank to be installed
- C: 500 sqft. drainfield to be replaced
- D: 500 sqft. drainfield to be installed.

SFR
septic 10+
well 75+

FPL
SWALE
EOP

NOT TO SCALE

NEAL RD.



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

PERMIT NO. 36-SN-4079386

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: ERICA LUFT AGENT: _____
LOT: _____ BLOCK: _____ SUBDIVISION: _____
PROPERTY ID #: 06442600000310030 [Section/Township/Parcel No. or Tax ID Number]

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: ☐ YES ☐ NO NET USABLE AREA AVAILABLE: 2.14 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 300 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 3210 GALLONS PER DAY [1500 GPD/ACRE] OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 750+ SQFT UNOBSTRUCTED AREA REQUIRED: 750 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 100.00 ASSUMED PINK DOT ON SIDEWALK IN FRONT OF COLUMN; SEE SITE PLAN
ELEVATION OF PROPOSED SYSTEM SITE IS 1.15 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: 75 FT DITCHES/SWALES: 100+ FT NORMALLY WET? ☐ YES ☒ NO
WELLS: PUBLIC: _____ FT LIMITED USE: _____ FT PRIVATE: 100+ FT NON-POTABLE: _____ FT
BUILDING FOUNDATIONS: 7 FT PROPERTY LINES: 49 FT POTABLE WATER LINES: 45 FT

SITE SUBJECT TO FREQUENT FLOODING: ☐ YES ☐ NO 10 YEAR FLOODING? ☐ YES ☐ NO
10 YEAR FLOOD ELEVATION FOR SITE: _____ FT MSL/NGVD SITE ELEVATION: _____ FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 2/1	FS - FILL	0 TO 6
10YR 5/2	FS	6 TO 22
10YR 6/1	FS - STRIPPING	9 TO 16
REFUSAL	HARD ROCK	22 TO 22
		TO
		TO
		TO
		TO
		TO
USDA SOIL SERIES: 36		

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 2/1	FS-FILL	0 TO 6
10YR 5/2	FS	6 TO 22
10YR 6/2	FS - STRIPPING	9 TO 16
REFUSAL	HARD ROCK	22 TO 22
		TO
		TO
		TO
		TO
		TO
USDA SOIL SERIES: 36		

OBSERVED WATER TABLE: N/A INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 0 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: ☐ YES ☒ NO WSWT INDICATOR: ☐ YES ☒ NO DEPTH: 0 INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: FS/0.6 DEPTH OF EXCAVATION: 0 INCHES
DRAINFIELD CONFIGURATION: ☐ TRENCH ☒ BED ☐ OTHER (SPECIFY) _____

REMARKS/ADDITIONAL CRITERIA: _____
WSWT @ 0" - DARK SURFACE

SITE EVALUATED BY: Melinda Walls DATE: 2/17/2026

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Incorporated: 62-6.004, FAC