



**STUART** AND ASSOCIATES Planning & Design Services

2256 First Street Suite #148 Fort Myers, FL 33901 . 97 Riverfront Drive Cashmere, WA 988915  
239 - 677 - 6126 Greg@Stuarturbandesign.com

August 24, 2022

Peter Blackwell, Planner  
Lee County Dept. of Community Development  
1500 Monroe Street  
Fort Myers, FL 33901

Dear Mr. Blackwell,

Pursuant to our discussions originating from the recently withdrawn REZ 2022-00016 and your 5 July email, enclosed is the Special Exception request for the Pondella 2.9 Self-storage project. Based on the very limited staff review time for the withdrawn zoning project, it is my understanding that my client will obtain credit for the application fee. I am unsure of the actual process of obtaining an application credit from the REZ to the SE. Is that something that you can help me with?

Sincerely yours,

Greg Stuart, MAURP

gs/project/22003/doc/24augstuart22\_pondellself-storage\_coverletter.pgs



# APPLICATION FOR SPECIAL EXCEPTION PUBLIC HEARING UNINCORPORATED AREAS ONLY

**Project Name:** The Pondella Rd. 2.9 Ac Self Storage

**Special Exception for:**

- ☒ Use (LCLDC section number and description): 33-1596 NFM Use Regulations \_ Self Storage
- ☐ Solar or Wind energy modifications [34-202(b)(5)(d)1.]
- ☐ On-premise consumption of alcoholic beverages [34-202(b)(5)(d)2.]
- ☐ Private aircraft landing facilities [34-202(b)(5)(d)3.]
- ☐ Wireless Communication Facilities [34-1441]
- ☐ Model Homes [34-1954]
- ☐ Permitted Uses for Model Home on arterial street in RS-1 zoning district in Lehigh Acres [33-1431]

**PART 1  
APPLICANT/AGENT INFORMATION**

**A. Name of Applicant:** Anthony Robinette  
 Address: 4222 22nd Ave S #530074  
 City, State, Zip: St Petersburg, FL 33747  
 Phone Number: 615-538-5293 E-mail: compassoneholdings@gmail.com

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

- ☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
- ☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
- ☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: Stuart and Associates Planning & Design Services  
 Contact Person: Greg Stuart  
 Address: 2456 First Street Suite 148  
 City, State, Zip: Fort Myers, FL 33901  
 Phone Number: 239 677 6126 Email: greg@stuarturbandesign.com

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

**PART 2  
PROPERTY OWNERSHIP**

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

Name: Anthony Robinette Compass One Holdings, LLC  
 Address: 4222 22nd Ave S #530074  
 City, State, Zip: St Petersburg, FL 33747  
 Phone Number: 615-538-5293 Email: compassoneholdings@gmail.com

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

- ☐ Attach Disclosure of Interest Form.

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

**C. Multiple parcels: NA**

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

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

1. Title certification document, no greater than 90 days old. See enclosure
2. Date property was acquired by present owner(s): 08/20/21

## PART 3 PROPERTY INFORMATION

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

114424L1280000020

**B. Street Address of Property:** Access Undetermined – SW Corner of Hancock Bridge Square Road & Pondella Road

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

- ☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.  
**OR**  
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)  
FT MYERS PALMETTO S/D  
AS DESC IN INST #2017000037448 LOT 2

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

- ☐ A Boundary survey, tied to the state plane coordinate system.  
**OR**  
☒ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

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

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☒ One set of mailing labels. **[34-202(a)(9)]**

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

**E. Current Zoning of Property:** C-1A and C-2

- ☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.  
Not available

**F. Use(s) of Property:**

1. Current uses of property are: Vacant Land
2. Intended uses of property are: Mini-warehouse

**G. Future Land Use Classification (Lee Plan):**

|                                                   |             |       |             |            |
|---------------------------------------------------|-------------|-------|-------------|------------|
| <u>Intensive Development w./Mixed Use Overlay</u> | <u>2.9</u>  | Acres | <u>100</u>  | % of Total |
|                                                   | <u>    </u> | Acres | <u>    </u> | % of Total |
|                                                   | <u>    </u> | Acres | <u>    </u> | % of Total |

**H. Property Dimensions:**

|                                             |         |                      |                          |        |
|---------------------------------------------|---------|----------------------|--------------------------|--------|
| 1. Width (average if irregular parcel):     | 357 +/- | Feet                 |                          |        |
| 2. Depth (average if irregular parcel):     | 200 +/- | Feet                 |                          |        |
| 3. Total area:                              | 2.9 +/- | Acres or square feet |                          |        |
| 4. Frontage on road or street:              | 447 +/- | Feet on              | Pondella Rd              | Street |
| 2 <sup>nd</sup> Frontage on road or street: | 210 +/- | Feet on              | Hancock Bridge Square Dr | Street |

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

- ☐ Not Applicable
- ☐ Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711; Lee Plan Policy 25.1.1]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☒ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

**J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)] None

### PART 4 ACTION REQUESTED

**A. Request Statement:** Explain the nature of the request and how the property qualifies for the special exception based on the findings/review criteria set forth in 34-145(c)(3) and listed below. [34-202(b)(5)(a)]

1. The request is consistent with the goals, objectives, policies, and intent of the Lee Plan.
2. The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.
3. The request will be compatible with existing and planned uses.
4. The request will not be injurious to the neighborhood or detrimental to the public welfare.
5. The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations.
6. In the case of new antenna supporting structure wireless communication facilities, meets the additional criteria of 34-145(c)(3)b.

**B. Traffic Impact Statement (TIS):** Attach a traffic impact analysis of projected trip generation for the use. A TIS is not required for special exceptions for consumption on premises or for solar or wind modifications. [34-202(b)(5)(b)]**C. Site Plan:** Attach a site plan showing: [34-202(b)(5)(c)]

1. The location and current use of all existing structures on the site.
2. All proposed structures and uses to be developed on the site.
3. Any existing public streets, easements or land reservations within the site, and the proposed means of vehicular access to and from the site.
4. Other information specific to the type of application or which may be required by the Director.

**D. Additional Information:** Any other reasonable information which may be required by the Director which is commensurate with the intent and purpose of the Land Development Code [34-202(b)(5)(d)]

### PART 5 ADDITIONAL REQUIREMENTS

- A. Potable Water:** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

**B. Flood Hazard:**

- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first habitable floor is 7-ft NAVD (MSL)

**C. Excavations/Blasting:**

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

**D. Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application". **[34-202(a)(12)]** NA**E. Airport Zones & Lee County Port Authority (LCPA) Requirements:**

- ☒ Not Applicable
- ☐ Property is located within \_\_\_\_\_ Airport Noise Zone: **[34-1004]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

**F. Solar Or Wind Energy Modifications: [34-202(b)(5)(d)1.]** NA

1. Evidence that the proposed modifications are the minimum necessary to provide for the solar or wind energy proposal.
2. Evidence that the proposed modifications will not adversely affect adjacent properties. (See LCLDC Section 34-2196.)
3. Evidence that the modifications do not decrease total lot area.
4. Evidence that the principal use, absent the solar or wind aspects, is a permitted use in the zoning district for which it is located.

**G. On-Premises Consumption Of Alcoholic Beverages: [34-202(b)(5)(d)2.]** NA

1. A written statement describing the type of state liquor license to be acquired, e.g., 2 COP, SRX, 11C, etc., and the anticipated hours of operation for the business.
2. The site plan must include a detailed parking plan.

**H. Private Aircraft Landing Facilities: [34-202(b)(5)(d)3.]** NA

1. Indicate the type of facility, as set forth in Florida Administrative Code chapter 14-60.
2. A certified list of all airports and municipalities within 15 miles of the proposed site and all property owners within 1,000 feet of the property or within the minimum required approach zone, whichever is greater.
3. The site plan must indicate the proposed location and length of the effective landing facility, as well as the area included in the approach zone.

**I. Wireless Communication Facilities: [34-1441 et. seq.] NA**

1. Documentation of authority/acceptance of responsibility for compliance with these regulations, executed by property owner, applicant, and provider who will be placing antennas on the proposed or existing wireless communications facility. **[34-1446 (a) (1)]**
2. Name, address, and telephone contact information for the owners(s) of all proposed or existing antenna-supporting structures and wireless communication facilities with an affidavit that such contact information will be updated annually or upon a change of ownership after the application is approved. **[34-1446(a)(2)]**
3. A copy of license issued by FCC. A broadcast structure must submit a construction permit. **[34-1446(a)(3)]**
4. New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area. **[34-1446(a)(4)]**
5. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grad and sea-level. **[34-1446(a)(5)]**
6. A letter demonstrating consent from the Executive Director of Lee County Port Authority if the wireless communications facility is to be located within the County airspace notification limits of LCLDC Section 34-1008. **[34-1446(a)(6)a.]**
7. For any wireless communications facility exceeding 35 feet, a letter confirming review and recommendation from the Lee County Mosquito Control District, Sheriff's Department, and Director of Public Safety. **[34-1446(a)(6)b.]**
8. A letter demonstrating evidence of compliance with applicable Federal Aviation Administration requirements under 14 C.F.R. s. 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use. **[34-1446(a)(6)c.]**
9. The Boundary Survey, completed by a registered land surveyor, must show all existing conditions. **[34-1446(a)(7)]**
10. Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communications facility will be visible according to the balloon test and sight lines. **[34-1446(a)(8)]**
11. Shared use plan or copy of an executed shared use plan must be provided for the existing facility (see Supplement A). **[34-1446(a)(9)]**
12. For all new antenna support structures, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each. **[34-1446(a)(10)]**
13. Floor plans, elevations, and cross sections on 24" X 36" size paper at a scale no smaller than 1/4" = 1' (1:48) of any proposed accessory structures. **[34-1446(a)(11)]**
14. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and sealed by Professional Engineer). **[34-1446(a)(12)]**
15. If the property owner is not a provider, a copy of an executed lease agreement or memorandum of lease between the application or property owner and provider. If no lease agreement has been executed, an affidavit signed by provider attesting to provider's intent to make an application for development order approval to place antennas on the wireless communications facility if the zoning application is approved. **[34-1446(b)(1)]**
16. For antenna supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements of LCLDC Section 34-1446(d). **[34-1446(b)(2)]**

**J. Model Homes: Narrative and plans that demonstrate compliance with provisions of LCLDC Chapter 34, Division 24. **[34-1954(a)(2)]** NA**

**PART 6**  
**SUBMITTAL REQUIREMENT CHECKLIST**

*Two copies required for submittal*  
*Clearly label your attachments as noted in bold below*

|                                     |                                                                                                                                                                                                                                                                                                               |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Completed application for Public Hearing [34-202(a)(1)]                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | Filing Fee - [34-201(d)]                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>            | Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <b>Affidavit of Authorization</b> (notarized) Form [34-202(a)(3)]                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <b>Additional Agents</b> [34-202(a)(4)]                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>            | <b>Multiple Owners List</b> (if applicable) [34-202(a)(2)]                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <b>Disclosure of Interest</b> Form (multiple owners) [34-202(a)(2)]                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <b>Legal description (must submit one) [34-202(a)(1)]</b>                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | Legal description (metes and bounds) and sealed sketch of legal description                                                                                                                                                                                                                                   |
|                                     | <b>OR</b>                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ( <a href="#">Click here</a> to see an example of a legal description with no metes and bounds.) |
| <input checked="" type="checkbox"/> | <b>Boundary Survey</b> (not required if platted lot) [34-202(a)(2); [34-373(a)(4)a.]                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <b>Property Owners list</b> (if applicable) [34-202(a)(5)]                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <b>Property Owners map</b> (if applicable) [34-202(a)(5)]                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | Confirmation of <b>Ownership/Title Certification</b> [34-202(a)(3)]                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <b>STRAP Numbers</b> (if additional sheet is required) [34-202(a)(1)]                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <b>List of Surrounding Property Owners</b> [34-202(a)(6)]                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <b>Map of Surrounding Property Owners</b> [34-202(a)(7)]                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <b>Mailing labels</b> [34-202(a)(9)]                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | List of <b>Zoning Resolutions</b> and Approvals - NA                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | Summary of <b>Public Informational Session</b> (if applicable)                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Waivers</b> from Application Submission Requirements [34-201(c)]                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <b>Request Statement</b> [34-202(b)(5)(a)]                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | Traffic Impact Statement ( <b>TIS</b> ) [34-202(b)(5)(b)]                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <b>Site Plan</b> [34-202(b)(5)(c)]                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <b>Additional Information</b> (if applicable) [34-202(b)(5)(d)]                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <b>Potable Water &amp; Sanitary Sewer.</b> Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]                                                                                   |
| <input type="checkbox"/>            | Existing Agricultural <b>Use Affidavit</b> (if applicable) [34-202(a)(12)]                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <b>Excavations/Blasting</b> (if applicable)                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <b>Tall Structures Permit</b> (if applicable) [34-1108]                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>            | <b>Solar or Wind Energy</b> Modifications (if applicable) [34-202(b)(5)(d)1.]                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | Consumption on Premises ( <b>COP</b> ) (if applicable) [34-202(b)(5)(d)2.]                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <b>Private Aircraft Landing Facilities</b> (if applicable) [34-202(b)(5)(d)3.]                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Wireless Communication Facilities</b> (if applicable) [34-1441 et. seq.]                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <b>Model Homes</b> (if applicable) [34-1954(a)(2) & (b)]                                                                                                                                                                                                                                                      |

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared Anthony Robinette, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Pondella Rd. strap # 114424L1280000020 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

| Name and Address                                                  | Percentage of Ownership |
|-------------------------------------------------------------------|-------------------------|
| COMPASSONE HOLDINGS, LLC.                                         |                         |
| Anthony Robinette 4222 22nd Ave S #530074 St Petersburg, FL 33747 |                         |
| UNTIL 7/2/22 then:                                                | 100%                    |
| 330 3rd St. S. # 106 St. Petersburg, FL 33701                     |                         |
|                                                                   |                         |
|                                                                   |                         |
|                                                                   |                         |

AFFIDAVIT OF AUTHORIZATION

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

*Anthony Robinette*  
Property Owner

Anthony Robinette  
Print Name

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

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 5/31/22 (date) by \_\_\_\_\_ (name of person providing oath or affirmation), who is personally known to me or who has produced FL DRIVERS LICENSE (type of identification) as identification.

STAMP/SEAL

*Amel Hamda*  
Signature of Notary Public



# AFFIDAVIT OF AUTHORIZATION

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

I, Anthony Robinette (name), as Owner/Managing Member (owner/title) of Compass One Holdings, LLC, (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

### \*Notes:

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

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

[Signature]

Signature

5/31/22

Date

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

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31<sup>ST</sup> day of May, 20 22, by \_\_\_\_\_ (name of person providing oath or affirmation), who is personally known to me or who has produced FL Drivers License (type of identification) as identification.

STAMP/SEAL

Web/AffidavitofAuthorization(01/2020)



[Signature]  
Signature of Notary Public

**STUART** AND ASSOCIATES Planning & Design Services2256 First Street Suite #148 Fort Myers, FL 33901 . 97 Riverfront Drive Cashmere, WA 988915  
239 - 677 - 6126 Greg@Stuarturbandesign.com

August 22, 2022

To: Lee County Department of Community Development

From: Greg Stuart, MAURP

Project: Special Exception Request Statement For The Pondella Road 2.9 Self Storage

Strap #: 11-44-24-L1-28000.0020

On behalf of the owner/applicant, Compass One Holdings, LLC, and consistent 34-145(d)(4) and 33-1596, the following documentation is provided as factual testimony for a Self-storage use Special Exception zoning request. The SE request is to permit by right a mini-warehouse use on within the parcel's C-1A and C-2 zoning areas. The Special Exception zoning request is as follows.

---

### Project Request:

The application requests SE approval for a self-storage use. The parcel's Future Land Use designation is Intensive Development with a Mixed Use Overlay. The parcels zoning is C-1A and C-2. The application requests no variances. The site is recorded within Fort Myers Palmetto plat, as described in inst. #2017000037448 Lot 2. The trapezoid shaped 2.9 acre vacant lot has been unimproved since at least 1998. It is noted that C-2 permits by right self-storage/mini-warehouse, C-1A does not permit self storage/mini-warehouse, and the NFM Plan's 33-1596 requires SE approval for such a use.

---

### Site Location:

The lot is located 700-ft +/- east of the N. Cleveland Ave./Pondella Rd. Intersection. With approximately 445-ft of Pondella Road south ROW frontage, the lot is bounded to the east by Hancock Bridge Square Drive and a commercial use (a dollar store), and is bounded to the south and west by Hancock Bridge Square shopping center and other commercial uses. The site is adjacent and central to various improved commercial properties along Pondella Road and other intensively developed NFM urban core areas. The improved vacant site is partially encumbered by it's Fort Myers Palmetto subdivision plat and restrictions, and other Lee

County drainage easements and restrictions. A drainage easement is along the lot's south site boundary.

---

### Site Character:

The 2.9 acre lot has been in an improved and vacated state since at least 1998. It's FIRM Panel 0267 and 100-yr flood elevation AE7. The lot's western boundary is dominated by non-native plant exotic and tree vegetation. There are no flow ways or wetlands on the site. File research shows DOS 2016-00009 as a Development Services request.

---

### Zoning and Land Use:

The rezoning request complies with 34-145(d)(4)(a.1.a) and is consistent with the Lee Plan, as demonstrated. The lot's future land use is Intensive Intensive Development. The request is consistent with:

- C-1A AND C-2 ZONING DISTRICTS \_ *"The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986".*
  - C-2 permits by right self-storage/mini-warehouse. C-1A does not permit by right self-storage/mini-warehouse.
- POLICY 1.1.2 \_ The Intensive Development Future Land Use *"is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed."*
  - RESPONSE \_ The lot adjoins the 5 lane Pondella Road arterial and is serviced by Lee County Utilities.
- POLICY 5.1.5 \_ *"Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner."*
  - RESPONSE \_ The site location and it's Intensive Development future land use are the basis for comprehensive plan consistency.
- GOAL 4 GENERAL DEVELOPMENT STANDARDS \_ *"Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site*

*designs and balance development with service availability and protection of natural resources."*

- RESPONSE \_ The envisioned self storage project will have the full range of public health and safety services, and infrastructure capacity available.

---

## Special Exception Approval Basis and Findings:

The request for a Special Exception for the subject site is reasonable and conforms to accepted professional land use practices and principles. The site location is ideal for the proposed self storage project. As noted, the south C-2 parcel area complies with 34-145(d)(4)(a.1)(a. - g.). As per 33-1596 NFM Use Regulations, a Special Exception request is being requested to permit self storage (mini-warehouse). Findings are as follows:

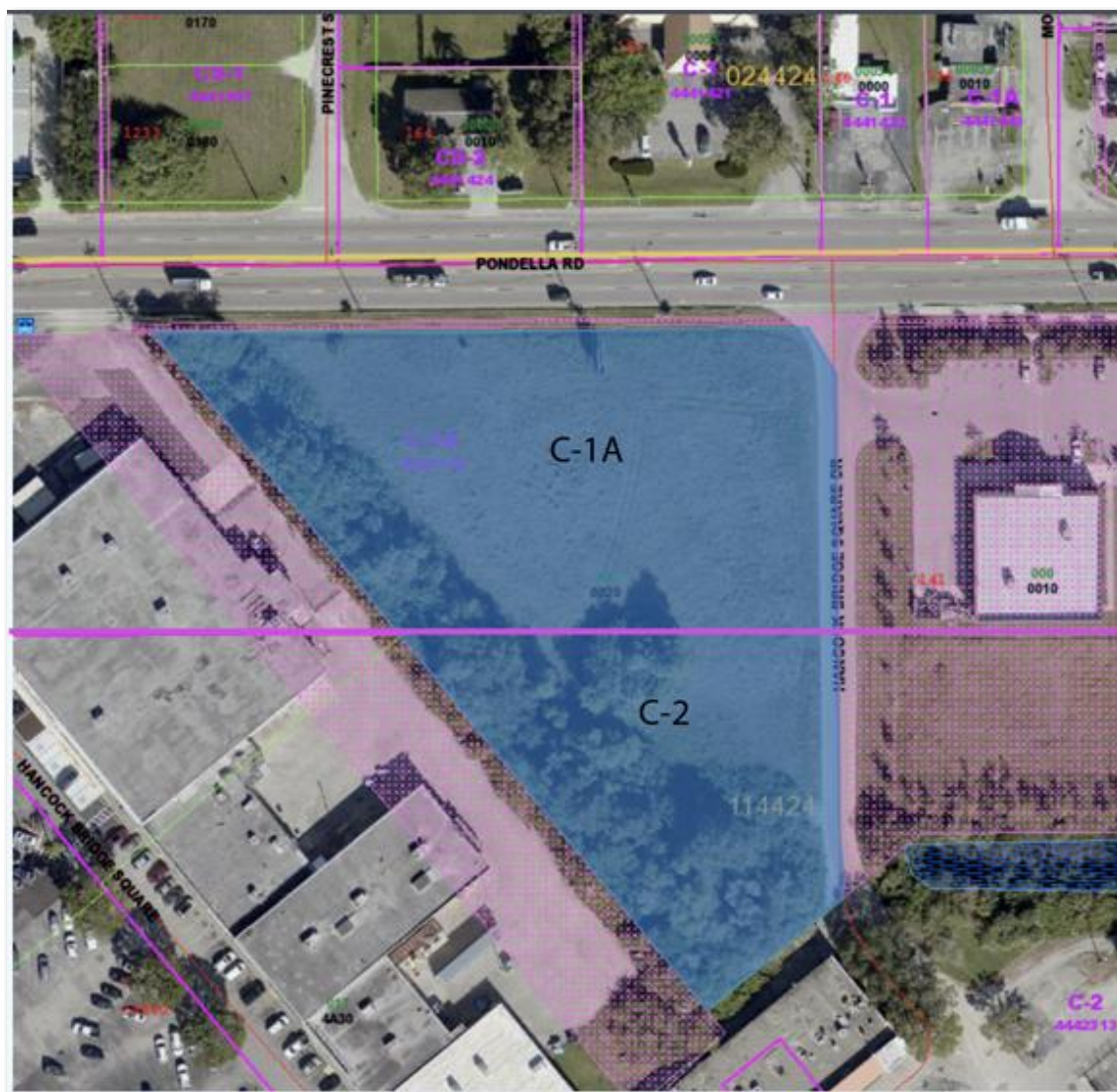
### 1. Complies with the Lee Plan \_

- RESPONSE \_ Please refer to the previous discussion of Policies 1.1.2 and 5.1.5, and Goal 4.
- POLICY 30.2.3: *"Maintain provisions allowing for greater minimum, maximum base, and maximum total densities and building heights in the Mixed Use Overlay".*
  - RESPONSE \_ The SE site plan incorporates standard conventional zoning standards such as and including a 35-ft height minimum, 25-ft road setbacks and 40% site coverage.
- POLICY 30.2.5 \_ *"Certain areas along major road corridors outside designated Town Centers and Neighborhood Centers, are located within a Corridor Overlay District with provisions in the LDC requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development."*
  - RESPONSE \_ The self storage project will comply with all NFM 33-1571 Property Development Standards, including 33-1572 Public Open Space Standards, 33-1573 Parking Standards, 33-1574 Transit Standards, 33-1576 Architectural Standards, and 33-1581 Landscape Standards.
- POLICY 30.3.1: *"Encourage streetscape and landscape improvements along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard."*
  - The SE site plan incorporates the NFM Plan's Section 33 enhanced ROW landscape standards and Public Open Space standards.

- POLICY 6.1.1: *All applications for commercial development will be reviewed and evaluated as to:*
  - 1. *Traffic and access impacts (rezoning and development orders)*
    - RESPONSE \_ The lot has direct access onto Hancock Bridge Square Drive and then to Pondella Rd.
  - 3. *Screening and buffering (planned development rezoning and development orders)*
    - RESPONSE \_ The project will comply with 33-1581 landscaping including 20-ft wide Type D ROW buffers.
  - 4. *Availability and adequacy of services and facilities (rezoning and development orders)*
    - RESPONSE \_ As documented by Lee County Utilities the project has access to water and sanitary sewer. The lot also has access to Pondella Rd, which has adequate capacity to handle project traffic needs.
  - 5. *Impact on adjacent land uses and surrounding neighborhoods (rezoning)*
    - RESPONSE \_ The project is located well away from all residential uses and does not impact surrounding commercial properties.
  - 6. *Proximity to other similar centers (rezoning)*
    - RESPONSE \_ The project adjoins commercial centers, buildings and uses.
  - 7. *Environmental considerations (rezoning and development orders)*
    - RESPONSE \_ The project is comprised of an improved vacant land that is absent of critical or sensitive environmental site characteristics.
- 2. Will not adversely affect environmentally critical or sensitive areas and natural resources:
  - RESPONSE \_ The project is sited on an improved and vacant infill lot that is characterized by a relative absence of environmentally critical or sensitive areas.
- 3. Is compatible with existing and planned uses in the surrounding area:
  - RESPONSE \_ The Special Exception self storage project is compatible with the adjoining and adjacent commercial uses; located on the Pondella Rd. Commercial corridor the site is not adjacent to residential communities.
- 4. The request will not be injurious to the neighborhood or detrimental to the public welfare:
  - RESPONSE: A self-storage use on the subject site will not be injurious or detrimental to the public welfare. As documented by the enclosed Lee County Utilities service availability letter, lot is serviced by the full range of public infrastructure and public safety services. As a centrally located urban infill project, the availability of fire and EMS services, police and health services, and a full range of utilities that have capacity for the project, it is logical to find that the project is consistent with supporting public health, safety and welfare. This finding is supported by the fact that the nature of the use does not place any type of significant impact on roadway traffic carrying capacity, does not use public education, library and park facilities and avoids any degree of utility use.
- 5. Meets this Code and other applicable County regulations:

- RESPONSE \_ The self-storage project will comply with all NFM 33-1571 Property Development Standards, including 33-1572 Public Open Space Standards, 33-1573 Parking Standards, 33-1574 Transit Standards, 33-1576 Architectural Standards, and 33-1581 Landscape Standards. The request does not require any variances and deviations.





### EXISTING CONDITIONS AND LOT ZONING MAP

On behalf of Compass One Holdings, LLC, I look forward to discussing this application with you in the near future.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Greg Stuart'.

Greg Stuart, MAURP

GS/22023/application/22augstuart\_pondella2.9requeststatement.pgs

CC: Anthony Robinette

Linda Doggett, Lee County Clerk of Circuit Court

INSTR. # 2021000276921, Doc Type D, Pages 2, Recorded 8/20/2021 at 4:39 PM, Deputy Clerk JMILLER ERECORD

Rec Fees: \$18.50 Deed Doc: \$1,050.00

Prepared by and return to:

Cierra Collins  
Title Group of Fort Myers, Ltd.  
7910 Summerlin Lakes Drive  
Fort Myers, FL 33907  
(239) 454-6644  
File No 21-CC-7942

Parcel Identification No 11-44-24-L1-28000.0020

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM - SECTION 639.02, F.S.)

This indenture made the 20th day of August, 2021 between S.W. FLA. Commercial Properties Inc., a Florida Corporation, whose post office address is 3020 North Hampton Road, Cuyahoga Falls, OH 44223, of the County of , State of Ohio, Grantor, to Compass One Holdings, LLC, a Tennessee Limited Liability Company, whose post office address is 204 4th Ave North, 1187, Indian Rocks Beach, FL 33785, of the County of Pinellas, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee, Florida, to-wit:

Lot 2, FT MYERS PALMETTO, according to plat thereof as recorded in Official Records Instrument Number 2017000037448, of the Public Records of Lee County, Florida.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

pared by and return to:  
erra Collins  
fite Group of Fort Myers, Ltd.  
7910 Summerlin Lakes Drive  
Fort Myers, FL 33907  
(239) 454-6644  
File No 21-CC-7942

**Recorded Electronically**  
ID 2021000276921  
County Lee  
Date 8/20/2021 Time 4:39 PM  
Simplifile.com 800.460.5657

Parcel Identification No 11-44-24-L1-28000.0020

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **20th day of August, 2021** between **S.W. FLA. Commercial Properties Inc., a Florida Corporation**, whose post office address is **3020 North Hampton Road, Cuyahoga Falls, OH 44223**, of the County of , State of Ohio, Grantor, to **Compass One Holdings, LLC, a Tennessee Limited Liability Company**, whose post office address is **204 4th Ave North, 1187, Indian Rocks Beach, FL 33785**, of the County of Pinellas, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee, Florida, to-wit:

Lot 2, FT MYERS PALMETTO, according to plat thereof as recorded in Official Records Instrument Number 2017000037448, of the Public Records of Lee County, Florida.

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

**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

LINDA A LEDNIK

WITNESS

PRINT NAME: Linda A. Lednik

WITNESS

PRINT NAME: Zach Pipoly

S.W. FLA. Commercial Properties Inc., a Florida Corporation

By: Forrest D. Thompson

Forrest D. Thompson, President

STATE OF Ohio

COUNTY OF Summit

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 13 day of August, 2021 by Forrest D. Thompson President of S.W. FLA. Commercial Properties, a Florida Corporation.

Linda A Lednik

Signature of Notary Public

Print, Type/Stamp Name of Notary

Linda A Lednik  
NOTARY PUBLIC  
State of Ohio

My Commission Expires 11/23/2025

Personally known: \_\_\_\_\_

OR Produced Identification: ☒ \_\_\_\_\_

Type of Identification Produced: DR-LIC.

**OWNER'S POLICY OF TITLE INSURANCE**

(with Florida Modifications)

Policy Number **OXFL-09051986** File Number: **21-CC-7942**

Issued by Old Republic National Title Insurance Company

**Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.**

**COVERED RISKS**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

*In Witness Whereof*, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

Countersigned:

**Policy Issuer:**  
**TITLE GROUP OF FORT MYERS, LTD**  
**7910 SUMMERLIN LAKES DRIVE**  
**FORT MYERS, FL 33907**  
**PHONE: (239) 454-6644**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
*A Stock Company*  
 400 Second Avenue South, Minneapolis, Minnesota 55401  
 (612) 371-1111

---

 Authorized Officer or Licensed Agent

By

President

Attest

Secretary

An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective

(a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or  
(b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records

(i) to be timely, or

(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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

## EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;

(d) attaching or created subsequent to Date of Policy; or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 

(a) a fraudulent conveyance or fraudulent transfer; or

(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

## CONDITIONS

### DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
  - (i) The term "Insured" also includes
    - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
    - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
    - (C) successors to an Insured by its conversion to another kind of Entity;
    - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
      - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
      - (2) if the grantee wholly owns the named Insured,
      - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
      - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
  - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to

purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

### 2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

### 3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

### 4. PROOF OF LOSS

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

### 5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

**CONDITIONS (con't)****6. DUTY OF INSURED CLAIMANT TO COOPERATE**

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

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

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

(a) To Pay or Tender Payment of the Amount of Insurance.  
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this

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

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

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

**8. DETERMINATION AND EXTENT OF LIABILITY**

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or  
(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and  
(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

**9. LIMITATION OF LIABILITY**

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

**10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY**

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

**Schedule A**

## OWNER'S POLICY

Issued by Old Republic National Title Insurance Company  
400 Second Avenue South  
Minneapolis, MN 55401-2499  
(612) 371-1111

File No.: 21-CC-7942

Policy No.: OXFL-09051986

Address Reference: Access Undetermined, North Fort Myers, FL 33903

Amount of Insurance: \$150,000.00      Premium: \$825.00

Date of Policy: August 20, 2021 at 04:39pm

1. Name of Insured:  
Compass One Holdings, LLC tenants by the entirety
2. The estate or interest in the Land that is insured by this policy is:  
fee simple
3. Title is vested in:  
Compass One Holdings, LLC, a Tennessee Limited Liability Company, as tenants by the entirety
4. The Land referred to in this policy is described as follows:  
The Land is described as set forth in Exhibit A attached hereto and made part hereof.

Title Group of Fort Myers, Ltd.

Heather Collins

E09093

Authorized Signatory

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By

President

Attest

Secretary



## Schedule B

OWNER'S POLICY

File No.: 21-CC-7942

Policy No.: OXFL-09051986

### EXCEPTIONS FROM COVERAGE

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
7. Lee County Ordinances 86-14, 86-38, 11-03 and 11-27 providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes for improved land.
8. Easements, dedications, restrictions, reservations, setback(s) and other matters as stated and shown on the Plat of Ft. Myers Palmetto, as recorded in 2017000037448, Public Records of Lee County, Florida.
9. Terms and conditions contained in Declaration of Covenants, Conditions, Restrictions and Easements of Palmetto Properties, and all exhibits attached thereto, recorded in Official Records Instrument No. 2017000037471 as re-recorded April 26, 2017 in Official Records Instrument No. 2017000089928, Public Records of Lee County, Florida, and all amendments thereto. The Declaration establishes and provides without limitation for easements, liens, charges, and assessments against the insured land.
10. Restrictions set forth in paragraphs 12 and 13 of that certain instrument recorded April 27, 1972 in Official Records Book 806, Page 359, Public Records of Lee County, Florida.
11. Easement recorded December 14, 1973 in Official Records Book 1011, at Page 394, Public Records of Lee County, Florida.
12. Drainage Easement Agreement in favor of North Fort Myers Associates recorded October 25, 1983 in Official Records Book 1695, Page 295, Public Records of Lee County, Florida.
13. Memorandum of Lease Agreement with The Lamar Companies recorded April 29, 2002 in Official Records Book 3634, Page 1, Public Records of Lee County, Florida.

14. Memorandum of Lease Agreement with The Lamar Companies recorded April 29, 2002 in Official Records Book 4145, Page 1337, Public Records of Lee County, Florida.
15. Grant of Perpetual Public Welfare Utility Easement recorded January 14, 2011 in Official Records Instrument No. 2011000011661, Public Records of Lee County, Florida.
16. Easement Agreement with Covenants and Restrictions recorded September 16, 2016 in Official Records Instrument No. 2016000197120 and Amendment thereto recorded in Official Records Instrument No. 2016000267544, Public Records of Lee County, Florida.
17. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements.
18. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

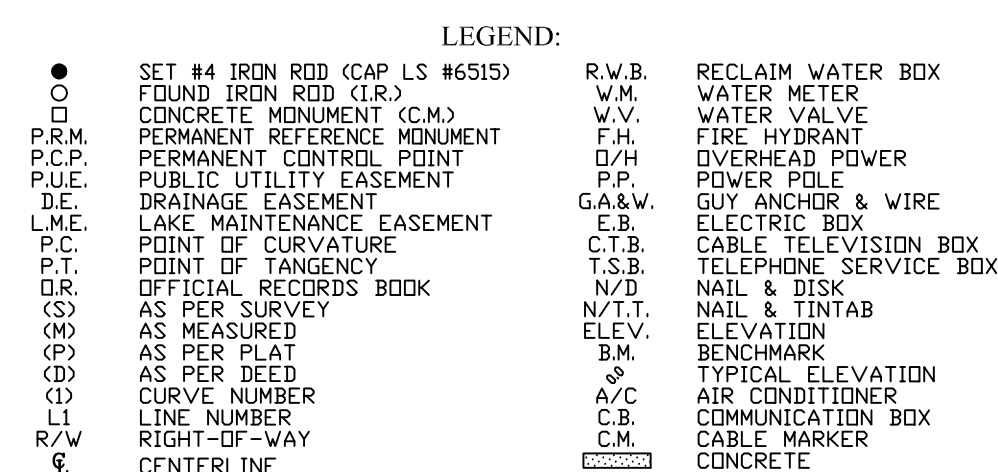


**2006 ALTA Owner's Policy  
Exhibit A  
Legal Description**

File No.: 21-CC-7942

Policy No.: OXFL-09051986

Lot 2, FT MYERS PALMETTO, according to plat thereof as recorded in Official Records Instrument Number 2017000037448, of the Public Records of Lee County, Florida.



THIS SURVEY IS CERTIFIED TO  
MAASTRICHT ENGINEERING, INC.

|                                      |              |          |         |
|--------------------------------------|--------------|----------|---------|
| REVISED:                             | DESCRIPTION: |          | 1       |
|                                      |              |          |         |
|                                      |              |          |         |
| DATE OF LAST FIELD WORK: 3/31/20     |              |          |         |
| CERTIFICATE OF AUTHORIZATION: LB #69 |              |          |         |
| DRAWN:                               | CHECK:       | SCALE    | PROJ. # |
| FBH                                  | PMM          | 1"=30'   | FMP-2   |
| SURVEY DATE                          |              | FILE NO. | SHT.    |
| 3/31/20                              |              | 44-24-11 | PF -    |

|   |                                                                                                                                    |
|---|------------------------------------------------------------------------------------------------------------------------------------|
|   | PHILLIP M. MOULD<br>PROFESSIONAL SURVEYOR AND MAPPER<br>LS6515 - STATE OF FLORIDA                                                  |
| 1 | HARRIS-JORGENSEN, LLC<br>3048 DEL PRADO BLVD. S. #100<br>CAPE CORAL, FLORIDA 33904<br>PHONE: (239) 257-2624<br>FAX: (239) 257-2921 |



Greg Stuart <greg@stuarturbandesign.com>

---

## Re: Revised Minutes-August 2, 2022 NFMDRP/PP meeting

1 message

---

**Richard Thomas** <mbuilder26@yahoo.com>

Sun, Aug 7, 2022 at 6:16 PM

To: Charlie Krebs <chaslk70@comcast.net>, John Gardner <john@lciquotes.com>, Wayne Daltry

<happyoldfogey@aol.com>, Richard Thomas <mbuilder26@yahoo.com>

Cc: Greg Stuart <greg@stuarturbandesign.com>, Lisa Giordano <lisa@delisifitzgerald.com>, Michelle Moore

<michelle@avaloneng.com>, John Wojdak <john@delisifitzgerald.com>

Sorry, wrong date on first one.

On Sunday, August 7, 2022 at 06:14:50 PM EDT, Richard Thomas <mbuilder26@yahoo.com> wrote:

**MINUTES**  
**JOINT MEETING OF THE NORTH FORT MYERS DESIGN**  
**REVIEW PANEL**  
**AND**  
**THE NORTH FOR MYERS COMMUNITY PLANNING PANEL**

**NORTH FORT MYERS RECREATION CENTER**  
**2000 N. RECREATION WAY**  
**NORTH FORT MYERS, FL**  
**AUGUST 2, 2022**  
**6:00 PM**

**ATTENDEES:**

Panel Members: Richard Thomas, John Gardner, Charles Krebs, Wayne Daltry

1. CALL TO ORDER: The meeting was called to order at 6:00 PM.
2. APPROVAL OF AGENDA: The agenda was approved as presented.
3. APPROVAL OF LAST MEETING MINUTES: The agenda was approved as presented

#### 4. NEW BUSINESS:

-Compass One-Pondella-This project consists of 2 Storage buildings one of 30,000 sq. ft. and one of 20,000sq.ft. The action requested is a Special Exception for Use. The access is off Hancock Bridge Drive. The project complies with the Land Use Plan. There are no environmental attributes. The project conforms to Standards for open space, parking and includes 7500sq. ft. of Public Open Space, sidewalk improvements and Type A landscaping ( mixed use buffering}. It exceeds open Space Standards, setbacks and landscaping at the front. Drainage is to a dry basin to a drainage ditch at the road. A motion of "No Objection" was made by member Daltry and seconded by member Krebs. The motion was approved.

-Race Trac-Bayshore Rezoning-The action requested is the rezoning from CC and AG-2 to CBD. The site is just East of the Truck Stop. The building will be 6000 +/- sq. ft. structure with 18 pumps and diesel fueling at the rear. Access shall be signaled from Bayshore and the access road. Deviations are requested for buffering along the road and indigenous removal. A motion of "No Objection" was made by member Krebs and seconded by member Daltry. The motion was approved.

-Self Storage/Warehouse-17630 N. Tamiami Trail-The project consists of a 3-story building and 1700 sq. ft. of 1-story buildings at the perimeter of the site. Access will be gated and from Rte. 41. It is part of the CPD. Buffers are per code and the 57' native vegetation buffer between the site and Sabal Springs will be supplemented. Drainage will be to the FDOT ROW. Residents of Sabal Springs expressed concern about the intersection at their entrance being used for U-Turns for traffic going South to go the facility and the view of the 3-story building from their backyards. A motion of "No Objection" was made by member Gardner and seconded by member Krebs. The motion was approved.

6. OLD BUSINESS: There was no Old Business

7. OTHER BUSINESS: There was no Other Business.

8. ADJOURNMENT: The meeting was adjourned at 7:45 PM

THE NEXT MEETING WILL BE ON SEPTEMBER 6,2022 -N. FT. MYERS REC. CENTER

## Compass One Holdings, LLC

# Special Exception and Site Access Traffic Statement Pondella Rd Self-Storage Facility

**Prepared for:**

**Compass One Holdings, LLC**



This item has been electronically signed and sealed by W.E. Oliver, P.E. on the date shown on the time stamp using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copies.

**Prepared by:**

**W.E. Oliver, P.E., LLC**

**August 24, 2022**

**143.01**

Digitally signed by William E. Oliver

DN: cn=William E. Oliver,  
o=W.E. Oliver, P.E., LLC, ou,  
email=bill@weo-pe.com, c=US  
Date: 2022.08.24 13:38:20  
-04'00'

# **SPECIAL EXCEPTION AND SITE ACCESS TRAFFIC STATEMENT PONDELLA ROAD SELF-STORAGE FACILITY**

## **Table of Contents**

|                                        |   |
|----------------------------------------|---|
| Introduction .....                     | 1 |
| Rezone/Special Exception Analysis..... | 1 |
| Site Access Analysis.....              | 5 |

## **List of Figures**

|                                        |   |
|----------------------------------------|---|
| Figure 1 Site Plan and Location .....  | 2 |
| Figure 2 Observed Traffic Volumes..... | 4 |
| Figure 3 Sight Distances .....         | 7 |

## **List of Tables**

|                                                                                                      |   |
|------------------------------------------------------------------------------------------------------|---|
| Table 1 Traffic Generation Estimate .....                                                            | 3 |
| Table 2 Excerpt from Lee County Public Facilities Level of Service and Concurrency Report 2021 ..... | 5 |

## **List of Appendices**

|                                         |  |
|-----------------------------------------|--|
| Appendix A: Methodology Correspondence  |  |
| Appendix B: Traffic Count Data          |  |
| Appendix C: D1RPM Plots                 |  |
| Appendix D: Level of Service Worksheets |  |

***Special Exception and Site Access  
Traffic Statement  
Pondella Rd Self-Storage Facility***

**Introduction**

The proposed development will be comprised of 150,000 s.f. of self-storage uses, to be built in one phase with completion in 2024. A preliminary site plan illustrating the site layout is provided in Figure 1. Access to the site will be provided from Hancock Bridge Square Road, on the east side of the property, whereupon traffic will proceed northward to Pondella Rd. Hancock Bridge Square Road currently also serves an existing Dollar General store and the currently vacant 14.6 acre Hancock Bridge Square shopping center site.

This document summarizes the information requirements for a Zoning Traffic Study (ZTS) to support a Special Exception and for a site access connection permit, as identified below. Prior to undertaking this study, the procedures and assumptions to follow were discussed with Lee County staff, and a record of the discussions is provided in Appendix A.

**Zoning Traffic Study for Special Exception**

The traffic generation estimate establishes the development will generate only 23 peak-hour trip-ends (e.g. less than 100), which limits the ZTS required information to the items listed below:

1. Intensity of development
2. Traffic generation estimate
3. Site plan illustrating site access locations plus other nearby access connections
4. Existing and projected background traffic on road facilities accessed
5. Directional orientation of trips at the site access points
6. Level of service analysis of nearest arterial or collector road.

**Intensity of Development**

As indicated in the Introduction, above, the site is proposed for a 150,000 s.f. self-storage facility.

**Traffic Generation**

Traffic generation of the proposed 150,000 s.f. self-storage development was estimated using the Institute of Transportation Engineers' Trip Generation (11<sup>th</sup> Edition), and the daily, a.m. peak hour, and p.m. peak hour trips so estimated are summarized in Table 1, below.



**Site Location:**



Source: Stuart and Associates, Inc.

**Table 1**  
**Traffic Generation Estimate**

| Land Use       | ITE Code | Qty     | Daily      |           | A.M. Peak Hour |           |          |          | P.M. Peak Hour |           |           |           |
|----------------|----------|---------|------------|-----------|----------------|-----------|----------|----------|----------------|-----------|-----------|-----------|
|                |          |         | Trip Rate  | Trip-Ends | Trip Rate      | Total     | In       | Out      | Trip Rate      | Total     | In        | Out       |
| Mini-Warehouse | 151      | 150 ksf | 1.45       | 218       | 0.09           | 14        | 8        | 6        | 0.15           | 23        | 11        | 12        |
| <b>Totals:</b> |          |         | <b>218</b> |           |                | <b>14</b> | <b>8</b> | <b>6</b> |                | <b>23</b> | <b>11</b> | <b>12</b> |

Source: Institute of Transportation Engineers, Trip Generation 11th Edition, 2022, average rates used since linear regression equations were not provided.

### Site Plan

A proposed site plan is provided in Figure 1. All access to the site will be developed from a single driveway connection to Hancock Bridge Square Drive, a private local street.

### Existing and Projected Background Traffic Volumes

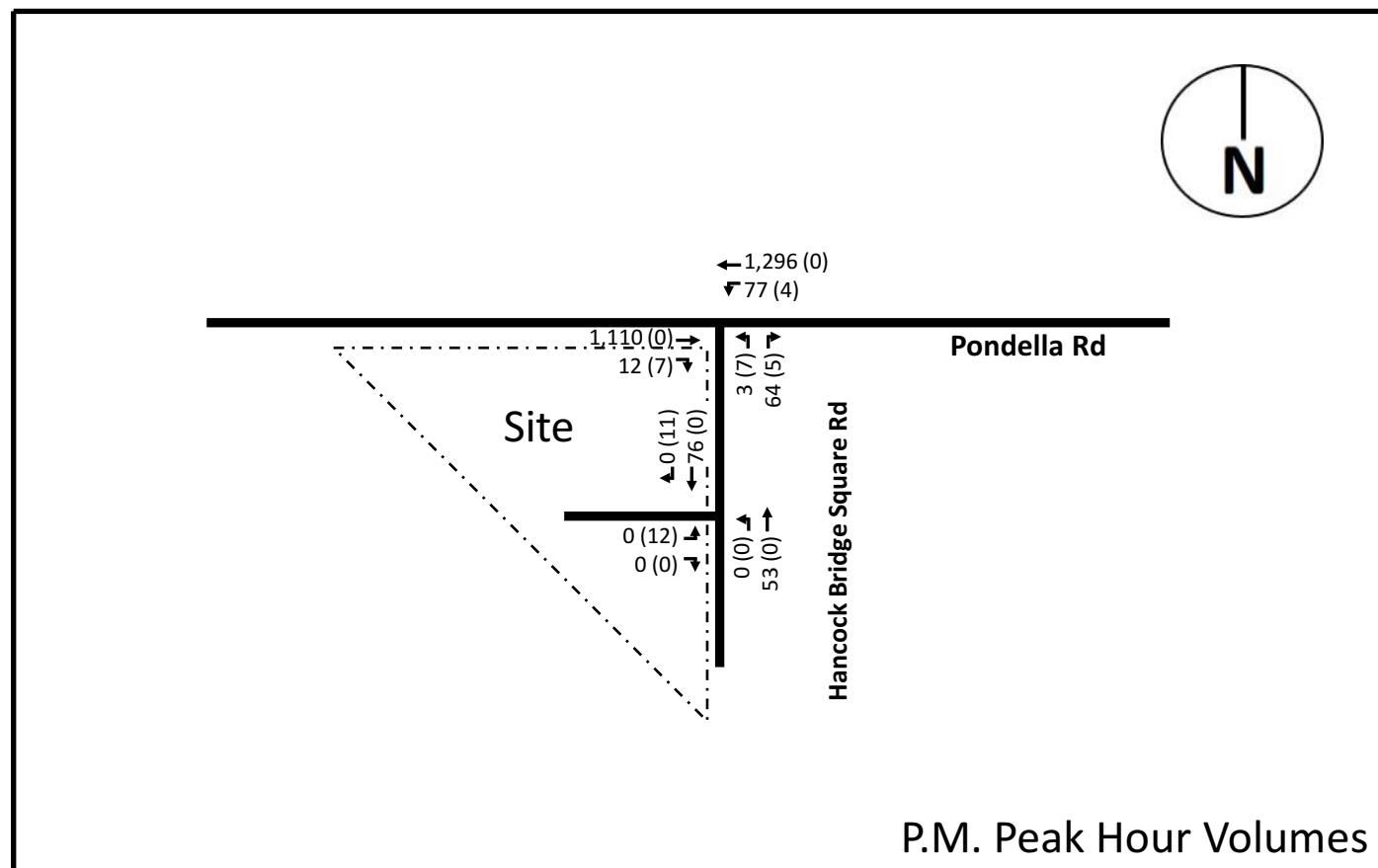
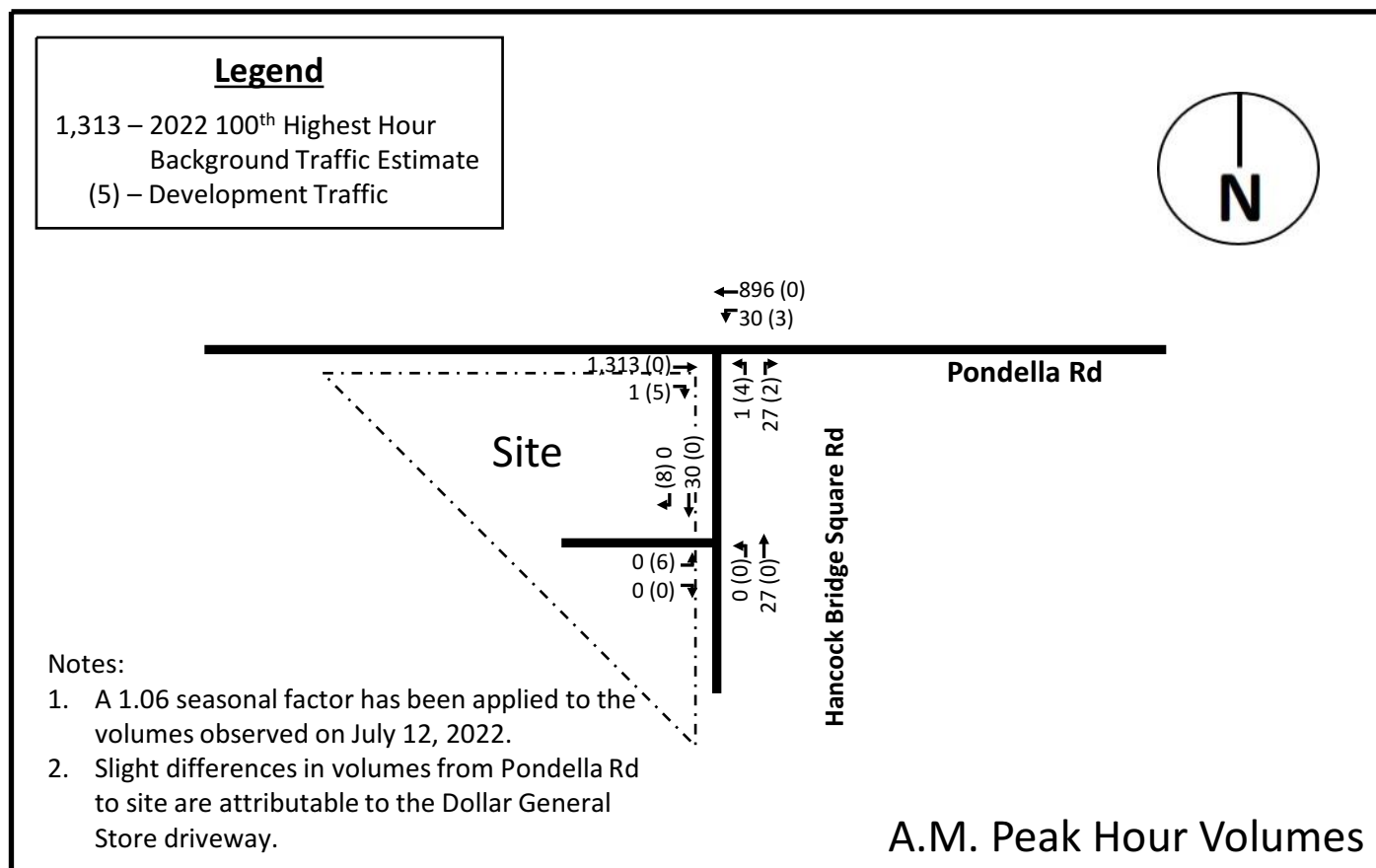
A.M. and P.M. peak hour traffic volumes on Hancock Bridge Square Drive were counted on Tuesday, July 12, 2022. The count reports are provided in Appendix B, and the observed volumes are shown in Figure 2, incorporating a 1.06 seasonal factor from FDOT's FTI Counts database. A projection of future traffic volumes on Hancock Bridge Square Drive is not available, in that it is a private road and is not included in Lee County's historical traffic monitoring program, nor is the road included in the FDOT District 1 Regional Planning Model. The road serves as the northern access drive to the Hancock Bridge Square Shopping Center, which is currently dormant. Presumably, the site would be renovated or redeveloped in the future, resulting in increased traffic on Hancock Bridge Square Drive, but the methodology discussions with County staff provided no direction on the type/magnitude of background traffic growth to assume. More on this in the discussion of turn lane warrants in the Site Access analysis, below.

### Directional Orientation of Trips

The mini-warehouse development will serve both residential land uses as well as businesses who need to store "stuff". As such, traffic from the site has been estimated to arrive and depart from the site similarly to retail land uses, since retail land uses serve both residential and other non-residential uses. The FDOT District 1 Regional (Transportation) Planning model (D1RPM) was applied to estimate the distribution of traffic, with the following results:

- To/from the east via Pondella Rd: 37.1 percent
- To/from the west via Pondella Rd: 62.9 percent

Figure 2 also indicates the estimated driveway turning volumes for the a.m. and p.m. peak hours. A plot indicating the D1RPM distribution is provided in Appendix C.



### Level of Service Analysis

The nearest arterial or collector road to which this proposed self-storage facility will discharge its traffic is the segment of Pondella Rd from US 41 (N Cleveland Av) to US 41 Business (N Tamiami Tr).

Lee County's 2021 Road Link Volumes database (Table 2, below) indicates roadway conditions based on peak hour, peak direction of travel conditions. The report indicates this section of Pondella Rd has a level of service standard of "E" with a peak hour directional service capacity of 1,890 vehicles per hour (vph). The 2020 100<sup>th</sup> Highest Hour Volume reported is 1,094 and level of service "B". The "Forecast Future Volume" for this road is 1,150 vph, also resulting in level of service "B".

**Table 2**

**Excerpt from Lee County Public Facility Level of Service and Concurrency Report 2021**

| LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways) |                |                   |                |           |                      |          |                         |        |                 |        |
|----------------------------------------------------------------------|----------------|-------------------|----------------|-----------|----------------------|----------|-------------------------|--------|-----------------|--------|
| LINK NO.                                                             | NAME           | ROADWAY LINK      |                | ROAD TYPE | PERFORMANCE STANDARD |          | 2020 100TH HIGHEST HOUR |        | FORECAST FUTURE |        |
|                                                                      |                | FROM              | TO             |           | LOS                  | CAPACITY | LOS                     | VOLUME | LOS             | VOLUME |
| 20900                                                                | PINE ISLAND RD | STRINGFELLOW RD   | BURNT STORE RD | 2LN       | E                    | 950      | E                       | 594    | E               | 644    |
| ...                                                                  |                |                   |                |           |                      |          |                         |        |                 |        |
| 22200                                                                | PONDELLA RD    | ORANGE GROVE BLVD | US 41          | 4LD       | E                    | 1,890    | B                       | 1,101  | B               | 1,176  |
| 22300                                                                | PONDELLA RD    | US 41             | BUS 41         | 4LD       | E                    | 1,890    | B                       | 1,094  | B               | 1,150  |

The traffic counts collected in July, 2022, indicated the highest peak hour traffic volume of 1,296 occurs in the westbound direction traffic. As indicated above, a 1.06 seasonal factor was applied to estimate a 100<sup>th</sup> highest hour volume of 1,374, which exceeds the published "Forecast Future Volume" in the County's "Public Facilities Level of Service and Concurrency Report 2021". If, using the same methodology as the 2021 Concurrency Report, a one percent per year growth rate for five years would indicate 1,444 peak hour, peak direction volume, still within the level of service "B" operating range limit of 1,890 vph (see excerpt from Lee County's latest "Arterial Link-Specific Service Volumes" spreadsheet provided in Appendix D).

The few trips that the self-storage facility will add (viewed as either a part of the growth estimate or if considered as added to the Forecast Future Volume) will not change the level of service.

### **Site Access Analysis**

Access to the site is proposed via one full access connection to Hancock Bridge Square Rd on the east side of the property. Lee County's Administrative Code (AC 11-4) outlines several issues that must be addressed when considering a driveway connection, including:

1. Warranting conditions for auxiliary or deceleration lanes
2. Sight distances
3. Traffic control/lanes on connecting driveway

### Warranting Conditions

One of the warranting conditions relate to the volume of traffic on the roadway and the volume of traffic making the turning movements into the site. Simply stated, if 100% of the expected traffic entering the site (11 cars) were to come from the north, or if 100% of the traffic arrived from the south, none of the volume-warranting conditions for a left-turn or right-turn lane would be met for any class of road. Thus, an estimate of the background traffic growth assuming some form of redevelopment is unnecessary. The traffic volume warrants for an auxiliary turn lane will not be met.

### Sight Distances

Hancock Bridge Square Rd would be considered a local road, with a “default” speed limit of 25 mph and design speed of 30 mph. Per Table A-1 of AC 11-4 the required sight distance is 200 feet. Analysis and a field visit confirmed sight distances meeting these requirements exist. The requirements, a graphic illustrating these distances, and photographs of Hancock Bridge Square Drive taken from the access point are provided in Figure 3.

### Traffic Control/Driveway Lanes

The operational analysis considering both a.m. and p.m. peak hour volumes indicates good levels of service, assuming a single lane exit controlled by a “STOP” sign. The a.m. and p.m. peak hour capacity analysis worksheets are provided in Appendix D. Given the size of the proposed facility and the low trip generation of the site, this development will not ever warrant signalization.



# **Appendix A**

## **Methodology Correspondence**

**William Oliver**

---

**From:** Evans, Marcus <MEvans@leegov.com>  
**Sent:** Thursday, July 14, 2022 2:55 PM  
**To:** William Oliver  
**Subject:** RE: Commercial Driveway permit -- traffic study?

Bill,

In reviewing the below information, please find corresponding comments to follow:

1. Please use the latest ITE Trip Generation Manual for estimating project trips.
2. For zoning special exceptions, "a traffic impact analysis of projected trip generation" is at minimum required. If you wish to provide additional information beyond projected trip generation numbers (i.e. trip assignments/distributions, etc.) to help support the zoning request, you may certainly do so.
3. For a development order of the intensity described in your e-mail, you will need to collect whatever information is necessary to review turn lane warrants at the proposed access(es) along Hancock Bridge Square Road. Aside from this, traffic data from county sources should likely be sufficient for incorporation into the analysis. If you wish to collect data or analyze more than that required by the county's Land Development Code, you may certainly do so. With respect to the road link analysis, the existing peak-direction volumes in the latest concurrency report should be useful in estimating the future level of service under build-out conditions. The level of service for both the AM or PM peak hour should be included in the analysis.
4. As noted above, turn lane warrants must be evaluated at proposed access(es) along Hancock Bridge Square Road (at both AM and PM peak hours), not the intersection of Hancock Bridge Parkway with Hancock Bridge Square Road. As also noted above, if you wish to analyze more than that required by the county's Land Development Code, you may certainly do so. As for traffic associated the nearby shopping center site, if you need to consider this traffic to evaluate turn lane warrants at the site access(es), then please make sure to do so.

Hopefully the above information proves useful. If you have further questions, please let me know. Thanks.

Marcus

---

**From:** William Oliver <bill@weo-pe.com>  
**Sent:** Wednesday, June 29, 2022 10:42 AM  
**To:** Evans, Marcus <MEvans@leegov.com>  
**Cc:** Scholler, Jillian <JScholler@leegov.com>; Sutitarnnontr, Pakorn <PSutitarnnontr@leegov.com>  
**Subject:** [EXTERNAL] RE: Commercial Driveway permit -- traffic study?

Marcus,

Thanks for the clarifications. I'm thinking this email, in combination with the Lee County documents cited in your email below, would constitute a "methodology discussion". So, for Special Exception, Development Order, and Site Access Permitting, let me summarize/seek clarification:

1. The site will generate less than 100 peak hour trip-ends.

9/23/2021

## LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

| LINK NO. | NAME           | ROADWAY LINK      |                   | ROAD TYPE | PERFORMANCE STANDARD |          | 2020 100TH HIGHEST HOUR |        | FORECAST FUTURE |        | NOTES                            |
|----------|----------------|-------------------|-------------------|-----------|----------------------|----------|-------------------------|--------|-----------------|--------|----------------------------------|
|          |                | FROM              | TO                |           | LOS                  | CAPACITY | LOS                     | VOLUME | LOS             | VOLUME |                                  |
| 20900    | PINE ISLAND RD | STRINGFELLOW RD   | BURNT STORE RD    | 2LN       | E                    | 950      | E                       | 594    | E               | 644    | Constrained                      |
| 21000    | PINE ISLAND RD | CITY LIMITS E OF  | US 41             | 4LD       | E                    | 1,890    | B                       | 1,094  | B               | 1,150  |                                  |
| 22100    | PONDELLA RD    | SR 78             | ORANGE GROVE BLVD | 4LD       | E                    | 1,890    | B                       | 736    | B               | 774    | *                                |
| 22200    | PONDELLA RD    | ORANGE GROVE BLVD | US 41             | 4LD       | E                    | 1,890    | B                       | 1,101  | B               | 1,176  |                                  |
| 22300    | PONDELLA RD    | US 41             | BUS 41            | 4LD       | E                    | 1,890    | B                       | 1,094  | B               | 1,150  |                                  |
| 22400    | PRITCHETT PKWY | SR 78             | BIRCH DR          | 4LN       | E                    | 860      | C                       | 72     | C               | 641    | old count Stonewall North (2000) |

Table 1

## Traffic Generation Estimate

| Land Use       | ITE Code | Qty     | Daily      |           | A.M. Peak Hour |           |          |          | P.M. Peak Hour |           |           |           |
|----------------|----------|---------|------------|-----------|----------------|-----------|----------|----------|----------------|-----------|-----------|-----------|
|                |          |         | Trip Rate  | Trip-Ends | Trip Rate      | Total     | In       | Out      | Trip Rate      | Total     | In        | Out       |
| Mini-Warehouse | LS1      | 150 ksf | 1.51       | 227       | 0.10           | 15        | 9        | 6        | 0.17           | 26        | 12        | 14        |
| <b>Totals:</b> |          |         | <b>227</b> |           |                | <b>15</b> | <b>9</b> | <b>6</b> |                | <b>26</b> | <b>12</b> | <b>14</b> |

Sources: Institute of Transportation Engineers, Trip Generation 10th Edition, 2017, average rates used since linear regression equations were not provided.

- For Special Exception, all that's needed is site plan, trip generation, assignment of a.m. and p.m. peak hour trips, and existing and projected background traffic. I'm thinking 100% of trips will go north to Pondella Rd, then east or west on Pondella Rd based on surrounding land uses. From your email below, I understand y'all want me to report these traffic volumes at the Site Connection/Hancock Bridge Square Rd (HBS Rd) intersection only, and not at the HBS Rd/Pondella Rd intersection, the development's interface with the public road system?
- For Development Order, the 2/3 document introduction suggests that for developments that add less than 300 peak hour trips only analysis of the "impacts at the development's access points onto the adjacent street system" is needed. But, the 2/2 document indicates a level of service analysis of the nearest arterial or collector street to which our traffic will discharge (in our case, Pondella Rd) is required of all TIS's for Development Orders. In our case, since Pondella Rd operates at LOS B (per Lee County level of service monitoring report, below) is the below generalized analysis OK to meet that requirement? (In other words, can I avoid having to get peak hour TMC's at the signalized intersections on Pondella Rd at US 41 to US 41 Business?) If the answer is "No", then is this analysis required for a.m. as well as p.m. peak hour?
- For Site Access: A left turn lane (two-way left turn lane) exists on Pondella Rd at HBS Rd. Our traffic does not meet the warrant (20 turns/hr or 30 turns/hr depending on the traffic volume on the road looked at) for a right turn lane. As above, I want to confirm that data/analysis is required at Site/HBS Rd intersection only, and not at the HBS Rd/Pondella Rd intersection. This data/analysis is to be provided for both a.m. and p.m. peak hour, right? I do believe site access should be thought about from a long-term (beyond site buildout) perspective. To that end, is there any specific consideration of traffic from the currently vacant Hancock Bridge Square shopping center site that I should contemplate?

Thanks for your continued patience with me 😊.

**Bill Oliver**

(813) 748-9188

---

**From:** Evans, Marcus <[MEvans@leegov.com](mailto:MEvans@leegov.com)>  
**Sent:** Wednesday, June 29, 2022 8:56 AM  
**To:** William Oliver <[bill@weo-pe.com](mailto:bill@weo-pe.com)>  
**Cc:** Scholler, Jillian <[JScholler@leegov.com](mailto:JScholler@leegov.com)>; Sutitarnnontr, Pakorn <[PSutitarnnontr@leegov.com](mailto:PSutitarnnontr@leegov.com)>  
**Subject:** RE: Commercial Driveway permit -- traffic study?

Bill,

Thanks for your question.

With respect to site access permitting, if I understand the project location correctly, the site will access Hancock Bridge Square Drive (HBSD) which appears to be a privately-maintained roadway. The access location will be formally reviewed by county staff when the development order application is submitted. The location and design of the access must meet the requirements of the county's Land Development Code.

With respect to the development order traffic analysis, if the site is estimated to attract less than 300 peak hour trips, turn lane warrants will need to be reviewed only at the site access(es) along HBSD. A roadway level-of-service analysis is required for the section of Pondella Road that intersects HBSD – preferably at time of assumed project build-out. This and other requirements for the traffic analysis should be described in the documents described in my 6/28 e-mail below.

If you have further questions regarding the above, please let me know. Thanks.

Marcus

---

**From:** William Oliver <[bill@weo-pe.com](mailto:bill@weo-pe.com)>  
**Sent:** Tuesday, June 28, 2022 8:30 AM  
**To:** Evans, Marcus <[MEvans@leegov.com](mailto:MEvans@leegov.com)>  
**Cc:** Scholler, Jillian <[JScholler@leegov.com](mailto:JScholler@leegov.com)>; Wu, Lili <[LWu@leegov.com](mailto:LWu@leegov.com)>  
**Subject:** [EXTERNAL] RE: Commercial Driveway permit -- traffic study?

Got it, very helpful and comprehensive. The additional question I have relates to an analysis to support site access permitting. Any particular requirements for that? (e.g. geographic scope, how far in the future, what analysis methodologies, etc.)

**Bill Oliver**

(813) 748-9188

---

**From:** Evans, Marcus <[MEvans@leegov.com](mailto:MEvans@leegov.com)>  
**Sent:** Tuesday, June 28, 2022 7:38 AM  
**To:** William Oliver <[bill@weo-pe.com](mailto:bill@weo-pe.com)>  
**Cc:** Scholler, Jillian <[JScholler@leegov.com](mailto:JScholler@leegov.com)>; Wu, Lili <[LWu@leegov.com](mailto:LWu@leegov.com)>  
**Subject:** RE: Commercial Driveway permit -- traffic study?

Mr. Oliver:

Thanks for the note. Information related to required traffic studies for Lee County zoning special exception and development order applications follow.

With respect to zoning special exception applications, the minimum traffic information required for staff review is described in the Lee County Land Development Code, Section 34-202(b)(5). This document may be referenced by clicking on the following link:

[https://library.municode.com/fl/lee\\_county](https://library.municode.com/fl/lee_county)

The following references outline requirements for development order traffic impact statements (TISs):

- The Lee Plan: Policy 37.1.1  
[reference: <http://www.leegov.com/dcd/planning/leeplan>]
- Lee County Land Development Code: Sections 2-46/70, 10-154, 10-286, and 10-287  
[reference: <http://www.leegov.com/dcd/zoning/LDC>]
- “Traffic Impact Analysis Guidelines for Development Orders” as approved by the Development Services Director on *February 3, 2015* [**attached**]
- “Additional Submission Requirement for Traffic Impact Statements for Development Orders” memorandum from the Development Services Director dated *February 2, 2015* [**attached**]
- Lee County Board of County Commissioners Administrative Code AC-11-4 “Turn Lane Policy” as amended on *August 17, 2021*  
[reference: <http://www.leegov.com/bocc/codes>]
- Lee County Board of County Commissioners Administrative Code AC-13-16 “Transportation Proportionate Share Calculations for New Development Projects” as amended on *November 15, 2016*  
[reference: <http://www.leegov.com/bocc/codes>]

The above references may or may not include all traffic study/TIS elements required by county code or policy. It is the consultant’s responsibility to become familiar with and comply with all county code and policy requirements related to traffic study/TIS development.

Additional references that may prove useful are as follows:

- Lee County traffic counts [reference: <http://www.leegov.com/dot/traffic/trafficcountreports>]
- Lee County service volume reports [reference: <http://www.leegov.com/dcd/infraplanning/traffic>]
- Lee County Public Facilities LOS and Concurrency Reports [reference: <http://www.leegov.com/dcd/studiesandreports/concurrencyreports>]

Hopefully, the above information proves helpful. If you have any questions regarding the above, please let me know. Thanks, Mr. Oliver.

Marcus

Marcus Evans  
Lee County Department of Community Development  
(239) 533-8355

---

**From:** Scholler, Jillian <[JScholler@leegov.com](mailto:JScholler@leegov.com)>

**Sent:** Monday, June 27, 2022 9:46 AM

**To:** Evans, Marcus <[MEvans@leegov.com](mailto:MEvans@leegov.com)>

Cc: [bill@weo-pe.com](mailto:bill@weo-pe.com)

Subject: FW: Commercial Driveway permit -- traffic study?

Marcus,

Good Morning, I received the below email regarding TIS requirements. Would you please provide the necessary information to Mr. Oliver.

Thank you,



**Jillian Scholler, PE | Traffic Engineer**

Department of Transportation

1500 Monroe Street, 3<sup>rd</sup> Floor, Fort Myers, FL 33901

office: (239) 533-8591

cell: (239) 229-4006

email: [JScholler@leegov.com](mailto:JScholler@leegov.com)

web: [www.leegov.com](http://www.leegov.com)

---

**From:** William Oliver [<mailto:bill@weo-pe.com>]

**Sent:** Thursday, June 23, 2022 11:46 AM

**To:** Scholler, Jillian <[JScholler@leegov.com](mailto:JScholler@leegov.com)>

**Subject:** [EXTERNAL] Commercial Driveway permit -- traffic study?

Jillian,

I was directed to you by Lili Wu, I've been asked to provide a traffic study to support both a special exception and access permitting requirements for a 150,000 s.f. self-storage facility on the south side of Pondella Rd, just east of Cleveland Av. The site is on the west side of Hancock Bridge Square Rd, and will connect to that road, and not to Pondella. At 150,000 s.f., ITE trip generation estimate is 227 daily, and 26 p.m. peak hour trip-ends. I'm curious as to what data collection, what geographic area, and what assumptions would be needed for background traffic growth for the analysis. Upon receipt of your input, I'll issue a formal "methodology" letter, then do the required analysis for submittal.

Thanks for your help on this.

**W E. Oliver, P E., P T O E**

President

W E. Oliver, P E., LLC

Transportation Planning/Traffic Engineering

Phone: (813) 748-9188

E-mail: [bill@weo-pe.com](mailto:bill@weo-pe.com)

Website: [www.weo-pe.com](http://www.weo-pe.com)

# **Appendix B**

## **Traffic Count Reports**

7/20/2022

Lee County Count Station 374: Pondella Rd W of US 41 Business FDOT Seasonal Factor for N Ft Myers = 1.00  
Source: Lee County Traffic Counts Database

| Thurs    | 4/8/2021 |       |       | Wed      | 4/7/2021 |       |       | Tues     | 4/6/2021 |       |       | 3-Day Average |        |        |
|----------|----------|-------|-------|----------|----------|-------|-------|----------|----------|-------|-------|---------------|--------|--------|
|          | WB       | 2-Way | EB    |          | WB       | 2-Way | EB    |          | WB       | 2-Way | EB    | EB            | WB     | Total  |
| 12-1 AM  | 51       | 130   | 79    | 12-1 AM  | 61       | 119   | 58    | 12-1 AM  | 55       | 121   | 66    | 68            | 56     | 123    |
| 1-2 AM   | 30       | 71    | 41    | 1-2 AM   | 30       | 65    | 35    | 1-2 AM   | 36       | 67    | 31    | 36            | 32     | 68     |
| 2-3 AM   | 35       | 93    | 58    | 2-3 AM   | 25       | 76    | 51    | 2-3 AM   | 25       | 75    | 50    | 53            | 28     | 81     |
| 3-4 AM   | 37       | 121   | 84    | 3-4 AM   | 27       | 110   | 83    | 3-4 AM   | 31       | 120   | 89    | 85            | 32     | 117    |
| 4-5 AM   | 78       | 254   | 176   | 4-5 AM   | 73       | 249   | 176   | 4-5 AM   | 69       | 244   | 175   | 176           | 73     | 249    |
| 5-6 AM   | 251      | 685   | 434   | 5-6 AM   | 255      | 676   | 421   | 5-6 AM   | 262      | 705   | 443   | 433           | 256    | 689    |
| 6-7 AM   | 665      | 1595  | 930   | 6-7 AM   | 688      | 1584  | 896   | 6-7 AM   | 617      | 1484  | 867   | 898           | 657    | 1,554  |
| 7-8 AM   | 725      | 1976  | 1251  | 7-8 AM   | 768      | 2019  | 1251  | 7-8 AM   | 772      | 2176  | 1404  | 1,302         | 755    | 2,057  |
| 8-9 AM   | 645      | 1656  | 1011  | 8-9 AM   | 648      | 1580  | 932   | 8-9 AM   | 654      | 1667  | 1013  | 985           | 649    | 1,634  |
| 9-10 AM  | 665      | 1408  | 743   | 9-10 AM  | 662      | 1444  | 782   | 9-10 AM  | 672      | 1427  | 755   | 760           | 666    | 1,426  |
| 10-11 AM | 639      | 1409  | 770   | 10-11 AM | 670      | 1446  | 776   | 10-11 AM | 641      | 1408  | 767   | 771           | 650    | 1,421  |
| 11-12 AM | 715      | 1500  | 785   | 11-12 AM | 729      | 1588  | 859   | 11-12 AM | 689      | 1529  | 840   | 828           | 711    | 1,539  |
| 12-1 PM  | 786      | 1664  | 878   | 12-1 PM  | 765      | 1664  | 899   | 12-1 PM  | 760      | 1626  | 866   | 881           | 770    | 1,651  |
| 1-2 PM   | 686      | 1546  | 860   | 1-2 PM   | 822      | 1711  | 889   | 1-2 PM   | 759      | 1676  | 917   | 889           | 756    | 1,644  |
| 2-3 PM   | 907      | 1859  | 952   | 2-3 PM   | 872      | 1933  | 1061  | 2-3 PM   | 872      | 1824  | 952   | 988           | 884    | 1,872  |
| 3-4 PM   | 1075     | 2047  | 972   | 3-4 PM   | 1155     | 2194  | 1039  | 3-4 PM   | 1021     | 1991  | 970   | 994           | 1,084  | 2,077  |
| 4-5 PM   | 1194     | 2164  | 970   | 4-5 PM   | 1160     | 2179  | 1019  | 4-5 PM   | 1184     | 2143  | 959   | 983           | 1,179  | 2,162  |
| 5-6 PM   | 1071     | 2041  | 970   | 5-6 PM   | 1063     | 2021  | 958   | 5-6 PM   | 1055     | 2009  | 954   | 961           | 1,063  | 2,024  |
| 6-7 PM   | 743      | 1476  | 733   | 6-7 PM   | 716      | 1463  | 747   | 6-7 PM   | 685      | 1438  | 753   | 744           | 715    | 1,459  |
| 7-8 PM   | 507      | 1050  | 543   | 7-8 PM   | 544      | 1103  | 559   | 7-8 PM   | 511      | 1074  | 563   | 555           | 521    | 1,076  |
| 8-9 PM   | 354      | 804   | 450   | 8-9 PM   | 358      | 768   | 410   | 8-9 PM   | 335      | 765   | 430   | 430           | 349    | 779    |
| 9-10 PM  | 283      | 595   | 312   | 9-10 PM  | 270      | 589   | 319   | 9-10 PM  | 241      | 527   | 286   | 306           | 265    | 570    |
| 10-11 PM | 169      | 353   | 184   | 10-11 PM | 178      | 388   | 210   | 10-11 PM | 154      | 349   | 195   | 196           | 167    | 363    |
| 11-12 PM | 105      | 232   | 127   | 11-12 PM | 87       | 193   | 106   | 11-12 PM | 85       | 224   | 139   | 124           | 92     | 216    |
| TOTAL    | 12416    | 26729 | 14313 | TOTAL    | 12626    | 27162 | 14536 | TOTAL    | 12185    | 26669 | 14484 | 14,444        | 12,409 | 26,853 |

B-1

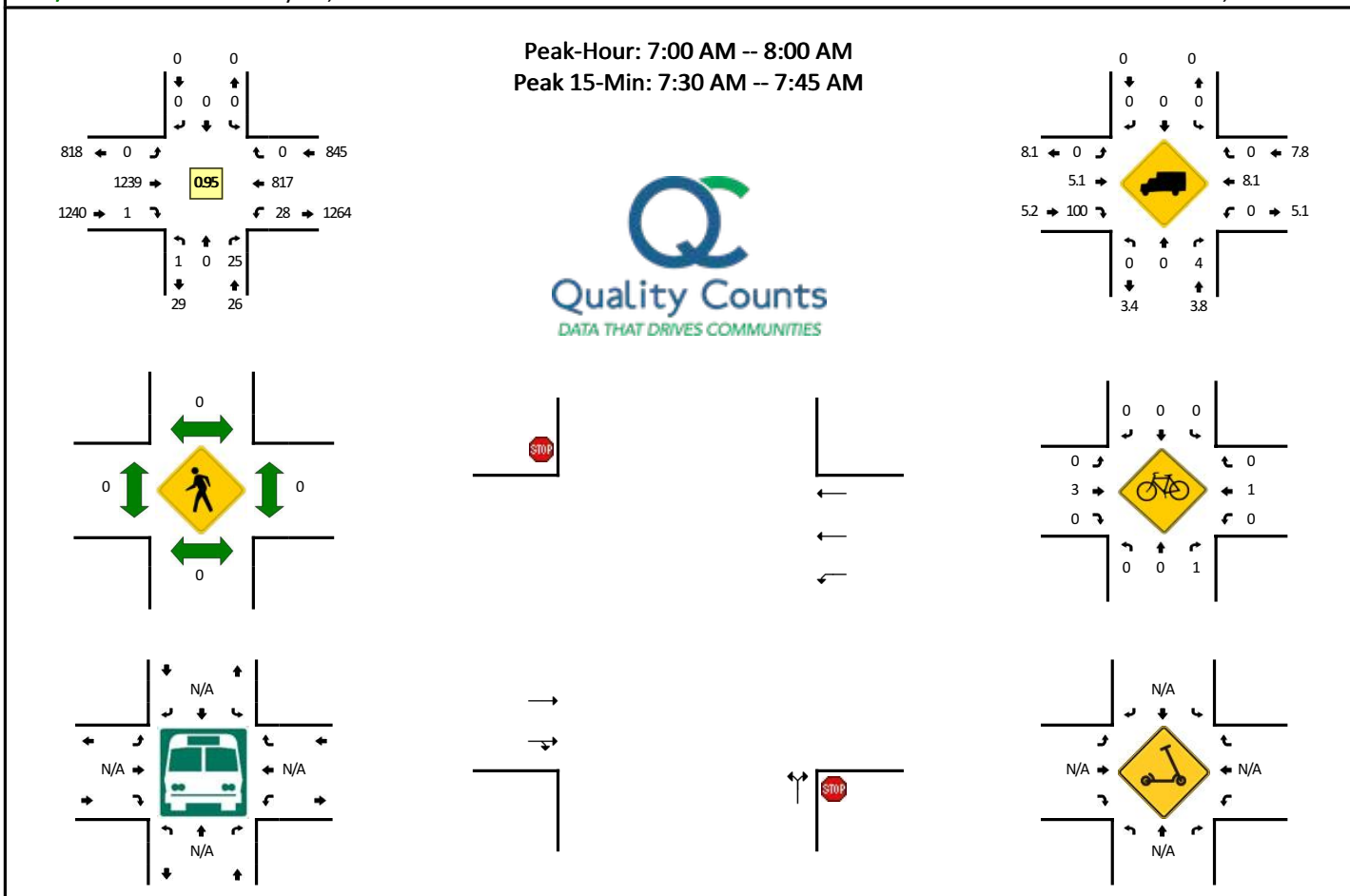
SEZ2022-00010 Lee County ePlan

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

**LOCATION:** Hancock Bridge Square Rd -- Pondella Rd  
**CITY/STATE:** North Fort Myers, FL

**QC JOB #:** 15874506  
**DATE:** Tue, Jul 12 2022



| 15-Min Count Period Beginning At | Hancock Bridge Square Rd (Northbound) |      |       |   | Hancock Bridge Square Rd (Southbound) |      |       |   | Pondella Rd (Eastbound) |      |       |   | Pondella Rd (Westbound) |      |       |   | Total | Hourly Totals |
|----------------------------------|---------------------------------------|------|-------|---|---------------------------------------|------|-------|---|-------------------------|------|-------|---|-------------------------|------|-------|---|-------|---------------|
|                                  | Left                                  | Thru | Right | U | Left                                  | Thru | Right | U | Left                    | Thru | Right | U | Left                    | Thru | Right | U |       |               |
| 7:00 AM                          | 0                                     | 0    | 4     | 0 | 0                                     | 0    | 0     | 0 | 0                       | 283  | 1     | 0 | 5                       | 195  | 0     | 0 | 488   |               |
| 7:15 AM                          | 0                                     | 0    | 6     | 0 | 0                                     | 0    | 0     | 0 | 0                       | 320  | 0     | 0 | 3                       | 196  | 0     | 0 | 525   |               |
| 7:30 AM                          | 0                                     | 0    | 4     | 0 | 0                                     | 0    | 0     | 0 | 0                       | 338  | 0     | 0 | 10                      | 205  | 0     | 0 | 557   |               |
| 7:45 AM                          | 1                                     | 0    | 11    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 298  | 0     | 0 | 10                      | 221  | 0     | 0 | 541   | 2111          |
| 8:00 AM                          | 0                                     | 0    | 9     | 0 | 0                                     | 0    | 0     | 0 | 0                       | 277  | 0     | 0 | 2                       | 188  | 0     | 0 | 476   | 2099          |
| 8:15 AM                          | 0                                     | 0    | 4     | 0 | 0                                     | 0    | 0     | 0 | 0                       | 254  | 0     | 0 | 7                       | 196  | 0     | 0 | 461   | 2035          |
| 8:30 AM                          | 0                                     | 0    | 9     | 0 | 0                                     | 0    | 0     | 0 | 0                       | 228  | 1     | 0 | 4                       | 196  | 0     | 0 | 438   | 1916          |
| 8:45 AM                          | 0                                     | 0    | 5     | 0 | 0                                     | 0    | 0     | 0 | 0                       | 239  | 1     | 0 | 5                       | 212  | 0     | 0 | 462   | 1837          |
| Peak 15-Min Flowrates            | Northbound                            |      |       |   | Southbound                            |      |       |   | Eastbound               |      |       |   | Westbound               |      |       |   | Total |               |
|                                  | Left                                  | Thru | Right | U | Left                                  | Thru | Right | U | Left                    | Thru | Right | U | Left                    | Thru | Right | U |       |               |
| All Vehicles                     | 0                                     | 0    | 16    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 1352 | 0     | 0 | 40                      | 820  | 0     | 0 | 2228  |               |
| Heavy Trucks                     | 0                                     | 0    | 0     |   | 0                                     | 0    | 0     |   | 0                       | 56   | 0     |   | 0                       | 60   | 0     |   | 116   |               |
| Buses                            |                                       |      |       |   |                                       |      |       |   |                         |      |       |   |                         |      |       |   |       |               |
| Pedestrians                      |                                       | 0    |       |   |                                       | 0    |       |   |                         | 0    |       |   |                         | 0    |       |   | 0     |               |
| Bicycles                         | 0                                     | 0    | 0     |   | 0                                     | 0    | 0     |   | 0                       | 4    | 0     |   | 0                       | 0    | 0     |   | 4     |               |
| Scoters                          |                                       |      |       |   |                                       |      |       |   |                         |      |       |   |                         |      |       |   |       |               |

**Comments:**

Report generated on 7/19/2022 3:19 PM

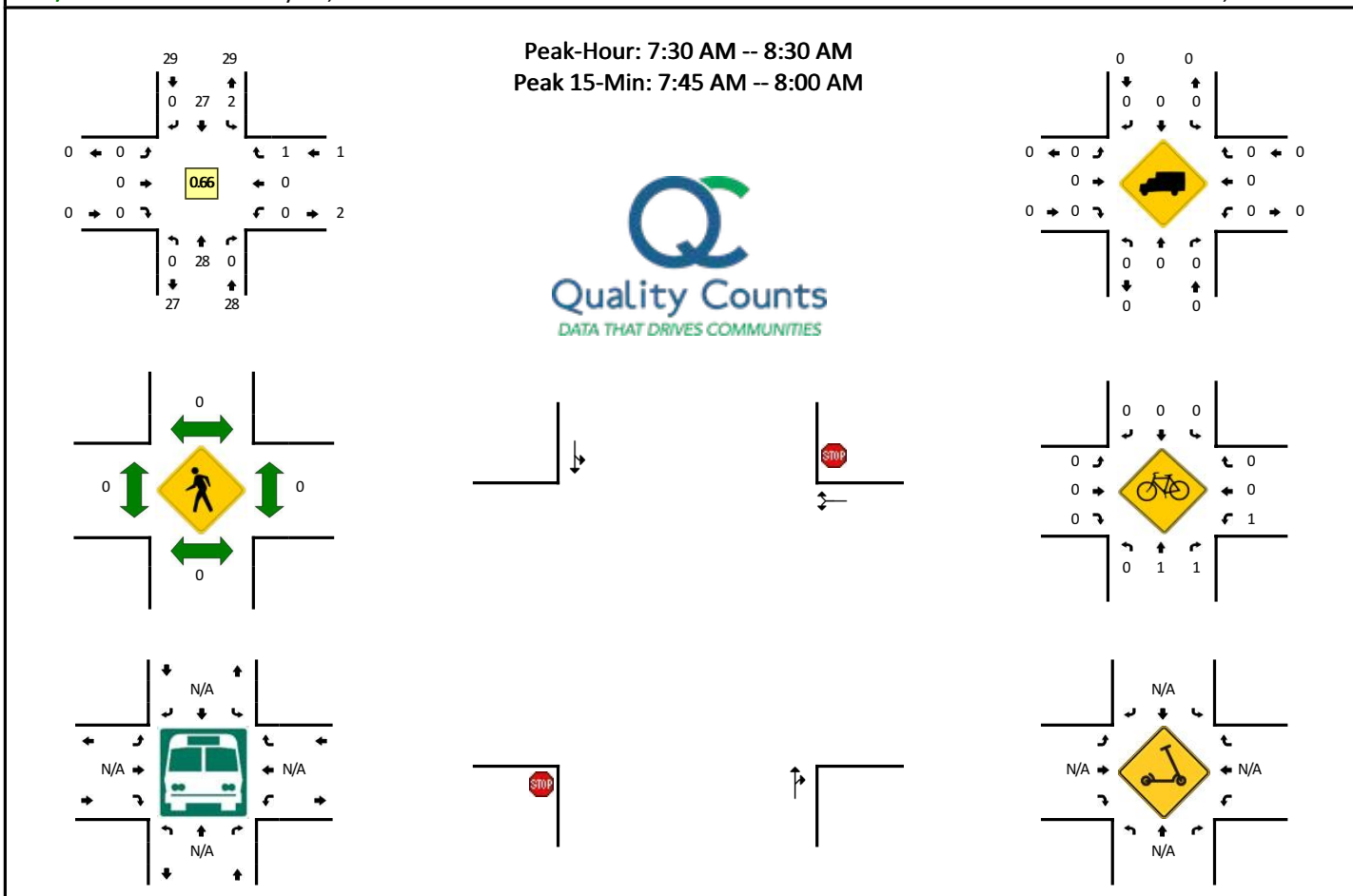
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

**LOCATION:** Hancock Bridge Square Rd -- Dollar General Dwy  
**CITY/STATE:** North Fort Myers, FL

**QC JOB #:** 15874510  
**DATE:** Tue, Jul 12 2022



| 15-Min Count Period Beginning At | Hancock Bridge Square Rd (Northbound) |      |       |   | Hancock Bridge Square Rd (Southbound) |      |       |   | Dollar General Dwy (Eastbound) |      |       |   | Dollar General Dwy (Westbound) |      |       |   | Total | Hourly Totals |
|----------------------------------|---------------------------------------|------|-------|---|---------------------------------------|------|-------|---|--------------------------------|------|-------|---|--------------------------------|------|-------|---|-------|---------------|
|                                  | Left                                  | Thru | Right | U | Left                                  | Thru | Right | U | Left                           | Thru | Right | U | Left                           | Thru | Right | U |       |               |
| 7:00 AM                          | 0                                     | 4    | 0     | 0 | 1                                     | 5    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 10    |               |
| 7:15 AM                          | 0                                     | 6    | 0     | 0 | 0                                     | 3    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 9     |               |
| 7:30 AM                          | 0                                     | 4    | 0     | 0 | 0                                     | 10   | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 14    |               |
| 7:45 AM                          | 0                                     | 11   | 0     | 0 | 0                                     | 10   | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 1     | 0 | 22    | 55            |
| 8:00 AM                          | 0                                     | 9    | 0     | 0 | 0                                     | 2    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 11    | 56            |
| 8:15 AM                          | 0                                     | 4    | 0     | 0 | 2                                     | 5    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 11    | 58            |
| 8:30 AM                          | 0                                     | 8    | 0     | 0 | 2                                     | 3    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 1     | 0 | 14    | 58            |
| 8:45 AM                          | 0                                     | 4    | 0     | 0 | 1                                     | 5    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 1     | 0 | 11    | 47            |
| Peak 15-Min Flowrates            | Northbound                            |      |       |   | Southbound                            |      |       |   | Eastbound                      |      |       |   | Westbound                      |      |       |   | Total |               |
|                                  | Left                                  | Thru | Right | U | Left                                  | Thru | Right | U | Left                           | Thru | Right | U | Left                           | Thru | Right | U |       |               |
| All Vehicles                     | 0                                     | 44   | 0     | 0 | 0                                     | 40   | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 4     | 0 | 88    |               |
| Heavy Trucks                     | 0                                     | 0    | 0     | 0 | 0                                     | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 0     |               |
| Buses                            |                                       |      |       |   |                                       |      |       |   |                                |      |       |   |                                |      |       |   |       |               |
| Pedestrians                      |                                       | 0    |       |   |                                       | 0    |       |   |                                | 0    |       |   |                                | 0    |       |   | 0     |               |
| Bicycles                         | 0                                     | 4    | 0     |   | 0                                     | 0    | 0     |   | 0                              | 0    | 0     |   | 0                              | 0    | 0     |   | 4     |               |
| Scooters                         |                                       |      |       |   |                                       |      |       |   |                                |      |       |   |                                |      |       |   |       |               |

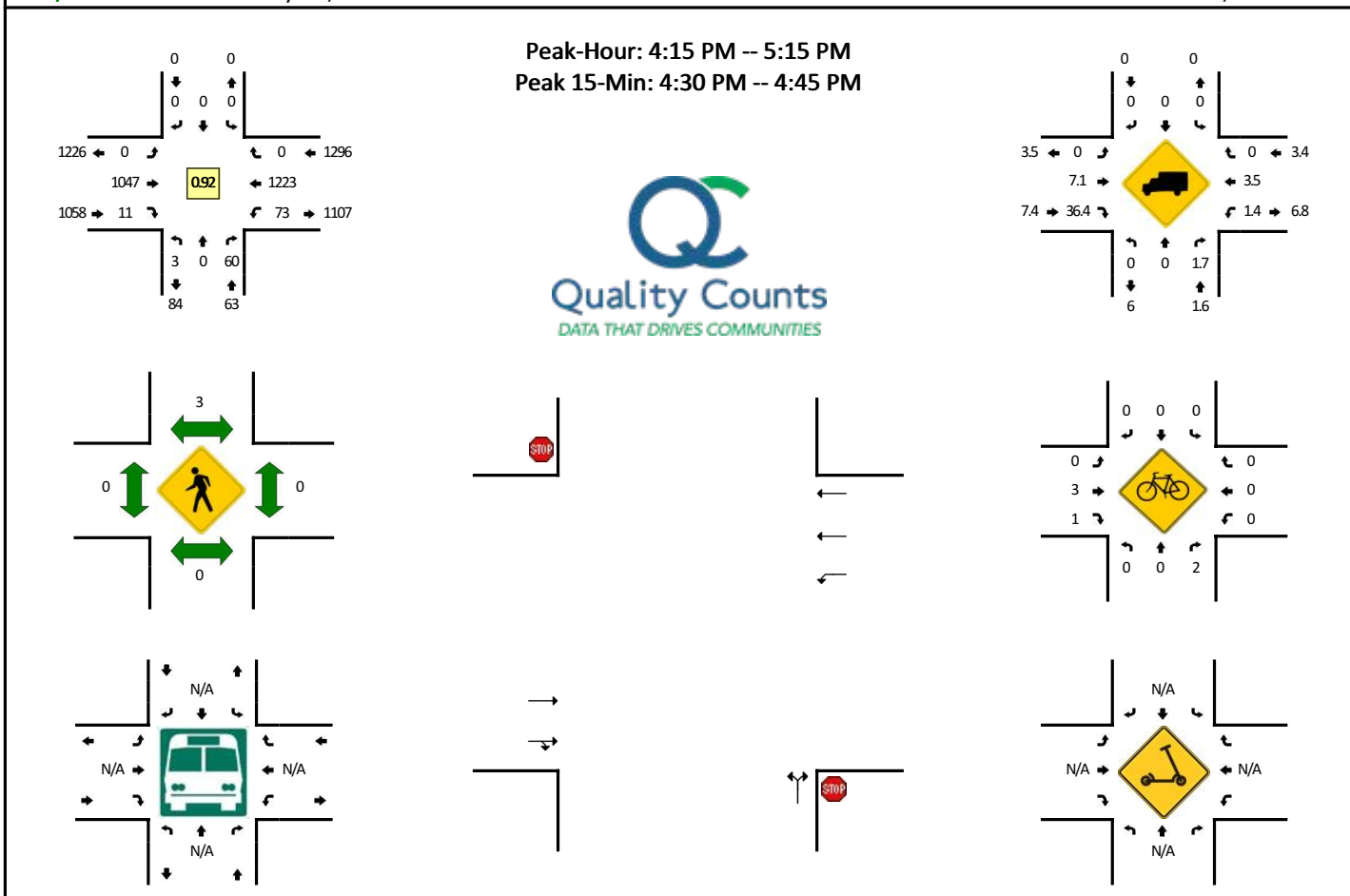
**Comments:**

Report generated on 7/19/2022 3:19 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

**LOCATION:** Hancock Bridge Square Rd -- Pondella Rd**QC JOB #:** 15874507**CITY/STATE:** North Fort Myers, FL**DATE:** Tue, Jul 12 2022

| 15-Min Count Period Beginning At | Hancock Bridge Square Rd (Northbound) |      |       |   | Hancock Bridge Square Rd (Southbound) |      |       |   | Pondella Rd (Eastbound) |      |       |   | Pondella Rd (Westbound) |      |       |   | Total | Hourly Totals |
|----------------------------------|---------------------------------------|------|-------|---|---------------------------------------|------|-------|---|-------------------------|------|-------|---|-------------------------|------|-------|---|-------|---------------|
|                                  | Left                                  | Thru | Right | U | Left                                  | Thru | Right | U | Left                    | Thru | Right | U | Left                    | Thru | Right | U |       |               |
| 4:00 PM                          | 1                                     | 0    | 11    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 229  | 4     | 0 | 17                      | 285  | 0     | 0 | 547   |               |
| 4:15 PM                          | 0                                     | 0    | 13    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 260  | 2     | 0 | 20                      | 292  | 0     | 0 | 587   |               |
| 4:30 PM                          | 1                                     | 0    | 11    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 293  | 3     | 0 | 22                      | 330  | 0     | 0 | 660   |               |
| 4:45 PM                          | 2                                     | 0    | 11    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 214  | 4     | 0 | 19                      | 312  | 0     | 0 | 562   | 2356          |
| 5:00 PM                          | 0                                     | 0    | 25    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 280  | 2     | 0 | 12                      | 289  | 0     | 0 | 608   | 2417          |
| 5:15 PM                          | 2                                     | 0    | 15    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 232  | 1     | 0 | 6                       | 324  | 0     | 0 | 580   | 2410          |
| 5:30 PM                          | 2                                     | 0    | 10    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 246  | 6     | 0 | 6                       | 299  | 0     | 0 | 569   | 2319          |
| 5:45 PM                          | 0                                     | 0    | 6     | 0 | 0                                     | 0    | 0     | 0 | 0                       | 199  | 0     | 0 | 5                       | 256  | 0     | 0 | 466   | 2223          |
| Peak 15-Min Flowrates            | Northbound                            |      |       |   | Southbound                            |      |       |   | Eastbound               |      |       |   | Westbound               |      |       |   | Total |               |
|                                  | Left                                  | Thru | Right | U | Left                                  | Thru | Right | U | Left                    | Thru | Right | U | Left                    | Thru | Right | U |       |               |
| All Vehicles                     | 4                                     | 0    | 44    | 0 | 0                                     | 0    | 0     | 0 | 0                       | 1172 | 12    | 0 | 88                      | 1320 | 0     | 0 | 2640  |               |
| Heavy Trucks                     | 0                                     | 0    | 4     | 0 | 0                                     | 0    | 0     | 0 | 0                       | 120  | 0     | 0 | 0                       | 52   | 0     | 0 | 176   |               |
| Buses                            |                                       |      |       |   |                                       |      |       |   |                         |      |       |   |                         |      |       |   |       |               |
| Pedestrians                      |                                       | 0    |       |   |                                       | 8    |       |   |                         | 0    |       |   |                         | 0    |       |   | 8     |               |
| Bicycles                         | 0                                     | 0    | 0     |   | 0                                     | 0    | 0     |   | 0                       | 0    | 0     |   | 0                       | 0    | 0     |   | 0     |               |
| Scooters                         |                                       |      |       |   |                                       |      |       |   |                         |      |       |   |                         |      |       |   |       |               |

**Comments:**

Report generated on 7/19/2022 3:19 PM

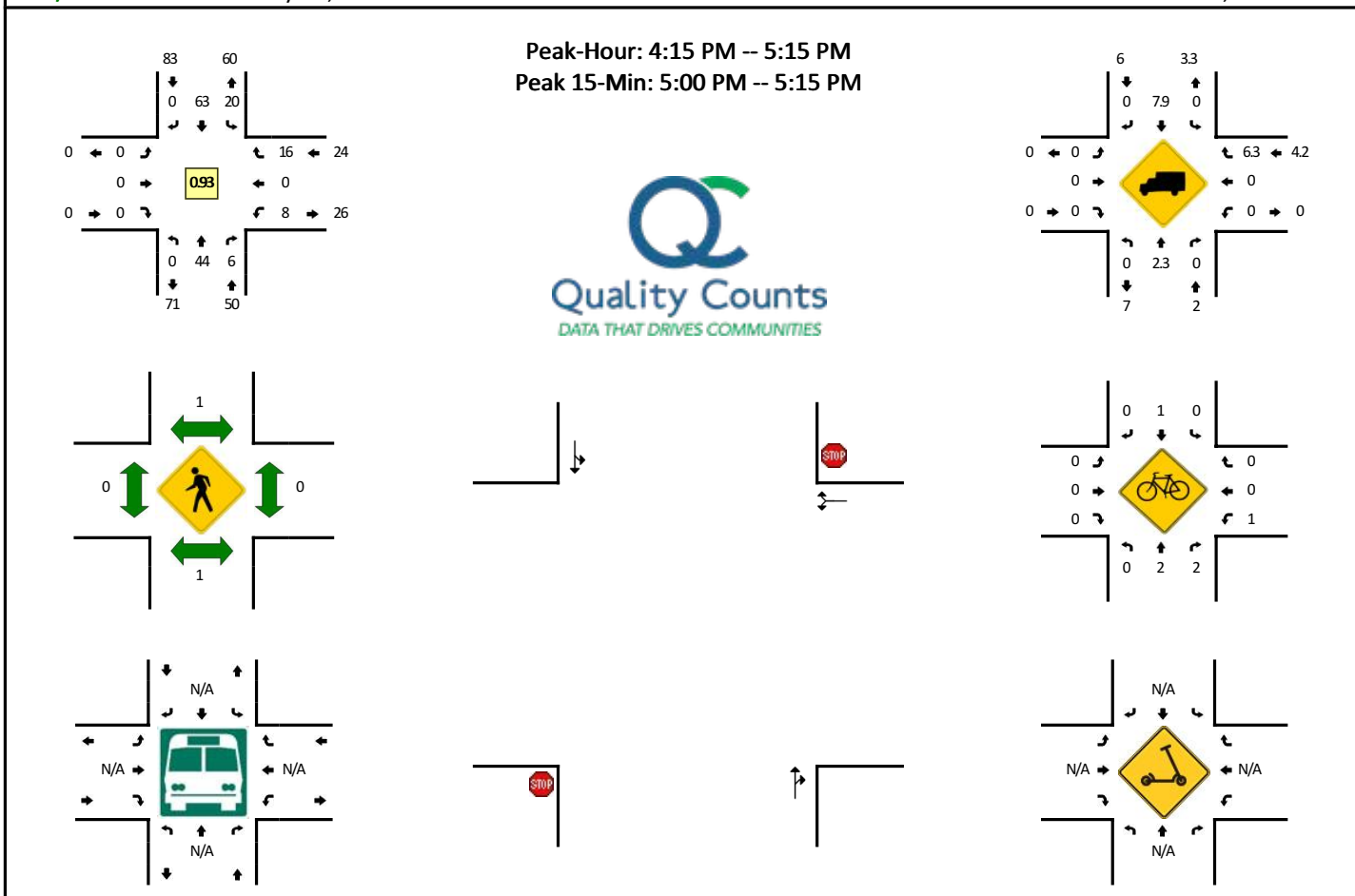
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

**LOCATION:** Hancock Bridge Square Rd -- Dollar General Dwy  
**CITY/STATE:** North Fort Myers, FL

**QC JOB #:** 15874511  
**DATE:** Tue, Jul 12 2022



| 15-Min Count Period Beginning At | Hancock Bridge Square Rd (Northbound) |      |       |   | Hancock Bridge Square Rd (Southbound) |      |       |   | Dollar General Dwy (Eastbound) |      |       |   | Dollar General Dwy (Westbound) |      |       |   | Total | Hourly Totals |
|----------------------------------|---------------------------------------|------|-------|---|---------------------------------------|------|-------|---|--------------------------------|------|-------|---|--------------------------------|------|-------|---|-------|---------------|
|                                  | Left                                  | Thru | Right | U | Left                                  | Thru | Right | U | Left                           | Thru | Right | U | Left                           | Thru | Right | U |       |               |
| 4:00 PM                          | 0                                     | 6    | 0     | 0 | 3                                     | 18   | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 6     | 0 | 33    |               |
| 4:15 PM                          | 0                                     | 9    | 0     | 0 | 6                                     | 15   | 0     | 0 | 0                              | 0    | 0     | 0 | 3                              | 0    | 3     | 0 | 36    |               |
| 4:30 PM                          | 0                                     | 9    | 1     | 0 | 5                                     | 20   | 0     | 0 | 0                              | 0    | 0     | 0 | 2                              | 0    | 3     | 0 | 40    |               |
| 4:45 PM                          | 0                                     | 8    | 1     | 0 | 6                                     | 17   | 0     | 0 | 0                              | 0    | 0     | 0 | 2                              | 0    | 5     | 0 | 39    | 148           |
| 5:00 PM                          | 0                                     | 18   | 4     | 0 | 3                                     | 11   | 0     | 0 | 0                              | 0    | 0     | 0 | 1                              | 0    | 5     | 0 | 42    | 157           |
| 5:15 PM                          | 0                                     | 14   | 0     | 0 | 3                                     | 5    | 0     | 0 | 0                              | 0    | 0     | 0 | 1                              | 0    | 4     | 0 | 27    | 148           |
| 5:30 PM                          | 0                                     | 5    | 1     | 0 | 9                                     | 3    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 7     | 0 | 25    | 133           |
| 5:45 PM                          | 0                                     | 4    | 0     | 0 | 1                                     | 4    | 0     | 0 | 0                              | 0    | 0     | 0 | 1                              | 0    | 4     | 0 | 14    | 108           |
| Peak 15-Min Flowrates            | Northbound                            |      |       |   | Southbound                            |      |       |   | Eastbound                      |      |       |   | Westbound                      |      |       |   | Total |               |
|                                  | Left                                  | Thru | Right | U | Left                                  | Thru | Right | U | Left                           | Thru | Right | U | Left                           | Thru | Right | U |       |               |
| All Vehicles                     | 0                                     | 72   | 16    | 0 | 12                                    | 44   | 0     | 0 | 0                              | 0    | 0     | 0 | 4                              | 0    | 20    | 0 | 168   |               |
| Heavy Trucks                     | 0                                     | 0    | 0     | 0 | 0                                     | 8    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 4     | 0 | 12    |               |
| Buses                            |                                       |      |       |   |                                       |      |       |   |                                |      |       |   |                                |      |       |   |       |               |
| Pedestrians                      | 0                                     | 0    | 0     | 0 | 0                                     | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 0     |               |
| Bicycles                         | 0                                     | 4    | 0     | 0 | 0                                     | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 0                              | 0    | 0     | 0 | 4     |               |
| Scooters                         |                                       |      |       |   |                                       |      |       |   |                                |      |       |   |                                |      |       |   |       |               |

**Comments:**

Report generated on 7/19/2022 3:19 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY  
 CATEGORY: 1243 NORTH FORT MYERS

| WEEK | DATES                   | SF   | MOCF: 0.97 |  |
|------|-------------------------|------|------------|--|
|      |                         |      | PSCF       |  |
| 1    | 01/01/2021 - 01/02/2021 | 0.96 | 0.99       |  |
| 2    | 01/03/2021 - 01/09/2021 | 1.01 | 1.04       |  |
| 3    | 01/10/2021 - 01/16/2021 | 1.06 | 1.09       |  |
| 4    | 01/17/2021 - 01/23/2021 | 1.04 | 1.07       |  |
| 5    | 01/24/2021 - 01/30/2021 | 1.03 | 1.06       |  |
| 6    | 01/31/2021 - 02/06/2021 | 1.02 | 1.05       |  |
| 7    | 02/07/2021 - 02/13/2021 | 1.01 | 1.04       |  |
| 8    | 02/14/2021 - 02/20/2021 | 0.99 | 1.02       |  |
| 9    | 02/21/2021 - 02/27/2021 | 0.98 | 1.01       |  |
| 10   | 02/28/2021 - 03/06/2021 | 0.97 | 1.00       |  |
| 11   | 03/07/2021 - 03/13/2021 | 0.96 | 0.99       |  |
| 12   | 03/14/2021 - 03/20/2021 | 0.95 | 0.98       |  |
| 13   | 03/21/2021 - 03/27/2021 | 0.96 | 0.99       |  |
| 14   | 03/28/2021 - 04/03/2021 | 0.97 | 1.00       |  |
| 15   | 04/04/2021 - 04/10/2021 | 0.97 | 1.00       |  |
| 16   | 04/11/2021 - 04/17/2021 | 0.98 | 1.01       |  |
| 17   | 04/18/2021 - 04/24/2021 | 0.99 | 1.02       |  |
| 18   | 04/25/2021 - 05/01/2021 | 0.99 | 1.02       |  |
| 19   | 05/02/2021 - 05/08/2021 | 1.00 | 1.03       |  |
| 20   | 05/09/2021 - 05/15/2021 | 1.01 | 1.04       |  |
| 21   | 05/16/2021 - 05/22/2021 | 1.01 | 1.04       |  |
| 22   | 05/23/2021 - 05/29/2021 | 1.01 | 1.04       |  |
| 23   | 05/30/2021 - 06/05/2021 | 1.01 | 1.04       |  |
| 24   | 06/06/2021 - 06/12/2021 | 1.02 | 1.05       |  |
| 25   | 06/13/2021 - 06/19/2021 | 1.02 | 1.05       |  |
| 26   | 06/20/2021 - 06/26/2021 | 1.03 | 1.06       |  |
| 27   | 06/27/2021 - 07/03/2021 | 1.04 | 1.07       |  |
| 28   | 07/04/2021 - 07/10/2021 | 1.05 | 1.08       |  |
| 29   | 07/11/2021 - 07/17/2021 | 1.06 | 1.09       |  |
| 30   | 07/18/2021 - 07/24/2021 | 1.06 | 1.09       |  |
| 31   | 07/25/2021 - 07/31/2021 | 1.06 | 1.09       |  |
| 32   | 08/01/2021 - 08/07/2021 | 1.06 | 1.09       |  |
| 33   | 08/08/2021 - 08/14/2021 | 1.06 | 1.09       |  |
| 34   | 08/15/2021 - 08/21/2021 | 1.06 | 1.09       |  |
| 35   | 08/22/2021 - 08/28/2021 | 1.06 | 1.09       |  |
| 36   | 08/29/2021 - 09/04/2021 | 1.05 | 1.08       |  |
| 37   | 09/05/2021 - 09/11/2021 | 1.05 | 1.08       |  |
| 38   | 09/12/2021 - 09/18/2021 | 1.04 | 1.07       |  |
| 39   | 09/19/2021 - 09/25/2021 | 1.02 | 1.05       |  |
| *40  | 09/26/2021 - 10/02/2021 | 1.01 | 1.04       |  |
| *41  | 10/03/2021 - 10/09/2021 | 0.99 | 1.02       |  |
| *42  | 10/10/2021 - 10/16/2021 | 0.97 | 1.00       |  |
| *43  | 10/17/2021 - 10/23/2021 | 0.97 | 1.00       |  |
| *44  | 10/24/2021 - 10/30/2021 | 0.96 | 0.99       |  |
| *45  | 10/31/2021 - 11/06/2021 | 0.96 | 0.99       |  |
| *46  | 11/07/2021 - 11/13/2021 | 0.96 | 0.99       |  |
| *47  | 11/14/2021 - 11/20/2021 | 0.96 | 0.99       |  |
| *48  | 11/21/2021 - 11/27/2021 | 0.96 | 0.99       |  |
| *49  | 11/28/2021 - 12/04/2021 | 0.96 | 0.99       |  |
| *50  | 12/05/2021 - 12/11/2021 | 0.96 | 0.99       |  |
| *51  | 12/12/2021 - 12/18/2021 | 0.96 | 0.99       |  |
| *52  | 12/19/2021 - 12/25/2021 | 1.01 | 1.04       |  |
| 53   | 12/26/2021 - 12/31/2021 | 1.06 | 1.09       |  |

\* PEAK SEASON

11-MAR-2022 14:24:13

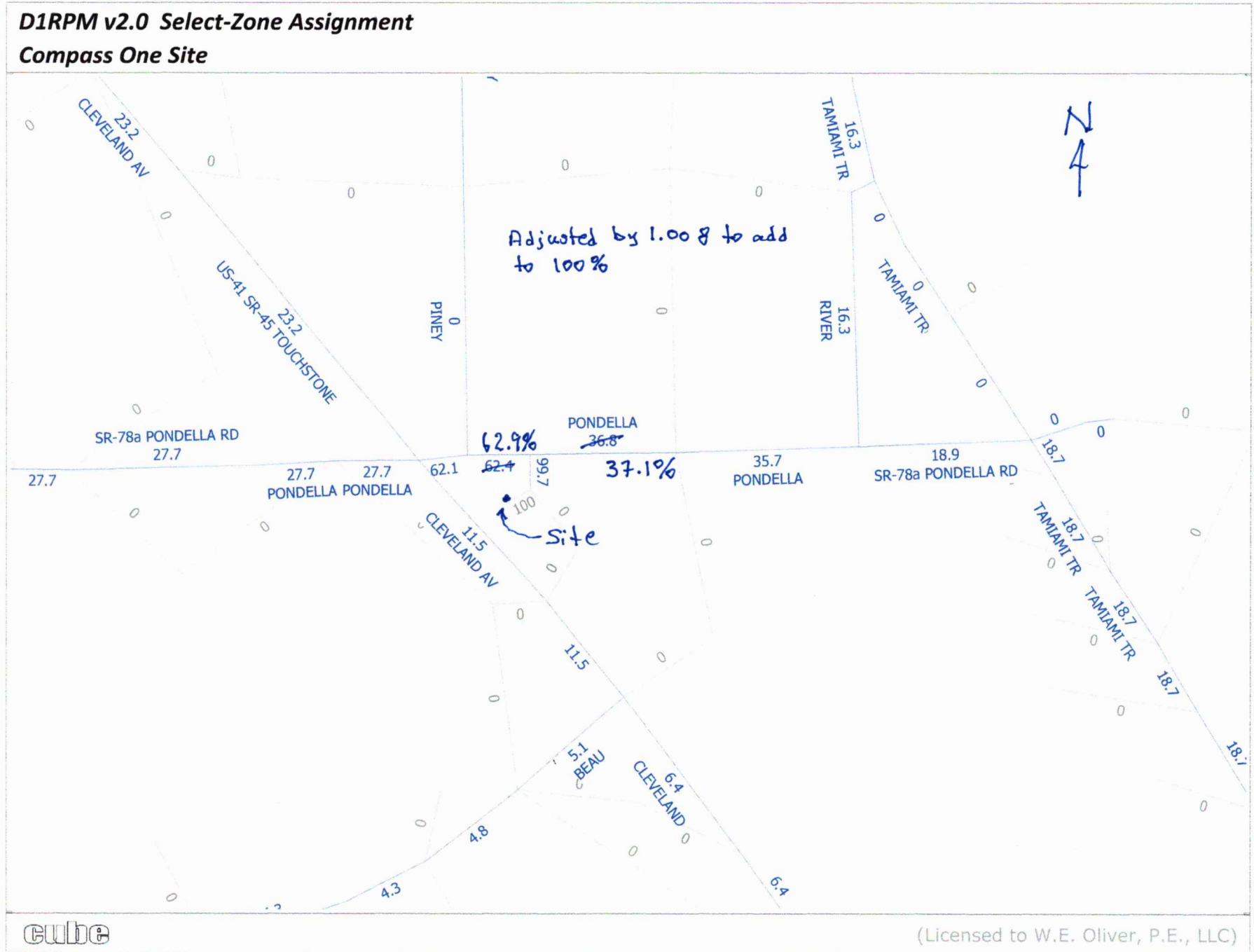
830UPD

1\_1243\_PKSEASON.TXT

# **Appendix C**

## **D1RPM Select-Zone Plot**

C-1



# **Appendix D**

## **Level of Service Worksheets**

JUNE, 2016

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

PAGE 5

| ROAD SEGMENT | FROM              | TO                | TRAFFIC<br>DISTRIC | LENGTH<br>(MILE) | ROAD<br>TYPE | SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION) |       |       |       |       | SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS) |       |       |       |       |
|--------------|-------------------|-------------------|--------------------|------------------|--------------|--------------------------------------------|-------|-------|-------|-------|----------------------------------------------|-------|-------|-------|-------|
|              |                   |                   |                    |                  |              | A                                          | B     | C     | D     | E     | A                                            | B     | C     | D     | E     |
| PONDELLA RD  | SR 78             | WESTWOOD RD       | 5                  | 0.9              | 4LD          | 0                                          | 1,890 | 1,890 | 1,890 | 1,890 | 0                                            | 3,100 | 3,100 | 3,100 | 3,100 |
|              | WESTWOOD RD       | ORANGE GROVE BLVD | 2                  | 0.6              | 4LD          | 0                                          | 1,890 | 1,890 | 1,890 | 1,890 | 0                                            | 3,100 | 3,100 | 3,100 | 3,100 |
|              | ORANGE GROVE BLVD | US 41             | 2                  | 1.6              | 4LD          | 0                                          | 1,890 | 1,890 | 1,890 | 1,890 | 0                                            | 3,100 | 3,100 | 3,100 | 3,100 |
|              | US 41             | BUS 41            | 2                  | 0.6              | 4LD          | 0                                          | 1,890 | 1,890 | 1,890 | 1,890 | 0                                            | 3,100 | 3,100 | 3,100 | 3,100 |

A.M. Peak Hr.

# 

## 

### 

07/21/2022

| Intersection             |      |      |      |      |      |      |
|--------------------------|------|------|------|------|------|------|
| Int Delay, s/veh         | 0.8  |      |      |      |      |      |
| Movement                 | EBL  | EBR  | NBL  | NBT  | SBT  | SBR  |
| Lane Configurations      | W    |      |      | W    | W    |      |
| Traffic Vol, veh/h       | 6    | 0    | 0    | 27   | 30   | 8    |
| Future Vol, veh/h        | 6    | 0    | 0    | 27   | 30   | 8    |
| Conflicting Peds, #/hr   | 0    | 0    | 0    | 0    | 0    | 0    |
| Sign Control             | Stop | Stop | Free | Free | Free | Free |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | 0    | -    | -    | -    | -    | -    |
| Veh in Median Storage, # | 0    | -    | -    | 0    | 0    | -    |
| Grade, %                 | 0    | -    | -    | 0    | 0    | -    |
| Peak Hour Factor         | 92   | 92   | 92   | 92   | 92   | 92   |
| Heavy Vehicles, %        | 2    | 2    | 2    | 2    | 2    | 2    |
| Mvmt Flow                | 7    | 0    | 0    | 29   | 33   | 9    |

| Major/Minor          | Minor2 | Major1 | Major2 |   |   |   |
|----------------------|--------|--------|--------|---|---|---|
| Conflicting Flow All | 67     | 38     | 42     | 0 | - | 0 |
| Stage 1              | 38     | -      | -      | - | - | - |
| Stage 2              | 29     | -      | -      | - | - | - |
| Critical Hdwy        | 6.42   | 6.22   | 4.12   | - | - | - |
| Critical Hdwy Stg 1  | 5.42   | -      | -      | - | - | - |
| Critical Hdwy Stg 2  | 5.42   | -      | -      | - | - | - |
| Follow-up Hdwy       | 3.518  | 3.318  | 2.218  | - | - | - |
| Pot Cap-1 Maneuver   | 938    | 1034   | 1567   | - | - | - |
| Stage 1              | 984    | -      | -      | - | - | - |
| Stage 2              | 994    | -      | -      | - | - | - |
| Platoon blocked, %   |        |        |        | - | - | - |
| Mov Cap-1 Maneuver   | 938    | 1034   | 1567   | - | - | - |
| Mov Cap-2 Maneuver   | 938    | -      | -      | - | - | - |
| Stage 1              | 984    | -      | -      | - | - | - |
| Stage 2              | 994    | -      | -      | - | - | - |

| Approach             | EB  | NB | SB |
|----------------------|-----|----|----|
| HCM Control Delay, s | 8.9 | 0  | 0  |
| HCM LOS              | A   |    |    |

| Minor Lane/Major Mvmt | NBL  | NBT | EBLn1 | SBT | SBR |
|-----------------------|------|-----|-------|-----|-----|
| Capacity (veh/h)      | 1567 | -   | 938   | -   | -   |
| HCM Lane V/C Ratio    | -    | -   | 0.007 | -   | -   |
| HCM Control Delay (s) | 0    | -   | 8.9   | -   | -   |
| HCM Lane LOS          | A    | -   | A     | -   | -   |
| HCM 95th %tile Q(veh) | 0    | -   | 0     | -   | -   |

# HCM 6th TWSC 6: HBSD & Driveway

P. M. Peak Hr

07/21/2022

## Intersection

Int Delay, s/veh 0.7

## | Movement | EBL | EBR | NBL | NBT | SBT | SBR | |----------|-----|-----|-----|-----|-----|-----| |----------|-----|-----|-----|-----|-----|-----|

|                          |                                                                                   |      |      |                                                                                   |                                                                                   |      |
|--------------------------|-----------------------------------------------------------------------------------|------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|
| Lane Configurations      |  |      |      |  |  |      |
| Traffic Vol, veh/h       | 12                                                                                | 0    | 0    | 53                                                                                | 76                                                                                | 11   |
| Future Vol, veh/h        | 12                                                                                | 0    | 0    | 53                                                                                | 76                                                                                | 11   |
| Conflicting Peds, #/hr   | 0                                                                                 | 0    | 0    | 0                                                                                 | 0                                                                                 | 0    |
| Sign Control             | Stop                                                                              | Stop | Free | Free                                                                              | Free                                                                              | Free |
| RT Channelized           | -                                                                                 | None | -    | None                                                                              | -                                                                                 | None |
| Storage Length           | 0                                                                                 | -    | -    | -                                                                                 | -                                                                                 | -    |
| Veh in Median Storage, # | 0                                                                                 | -    | -    | 0                                                                                 | 0                                                                                 | -    |
| Grade, %                 | 0                                                                                 | -    | -    | 0                                                                                 | 0                                                                                 | -    |
| Peak Hour Factor         | 92                                                                                | 92   | 92   | 92                                                                                | 92                                                                                | 92   |
| Heavy Vehicles, %        | 2                                                                                 | 2    | 2    | 2                                                                                 | 2                                                                                 | 2    |
| Mvmt Flow                | 13                                                                                | 0    | 0    | 58                                                                                | 83                                                                                | 12   |

## | Major/Minor | Minor2 | Major1 | Major2 | |-------------|--------|--------|--------| |-------------|--------|--------|--------|

|                      |       |       |       |   |   |   |
|----------------------|-------|-------|-------|---|---|---|
| Conflicting Flow All | 147   | 89    | 95    | 0 | - | 0 |
| Stage 1              | 89    | -     | -     | - | - | - |
| Stage 2              | 58    | -     | -     | - | - | - |
| Critical Hdwy        | 6.42  | 6.22  | 4.12  | - | - | - |
| Critical Hdwy Stg 1  | 5.42  | -     | -     | - | - | - |
| Critical Hdwy Stg 2  | 5.42  | -     | -     | - | - | - |
| Follow-up Hdwy       | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver   | 845   | 969   | 1499  | - | - | - |
| Stage 1              | 934   | -     | -     | - | - | - |
| Stage 2              | 965   | -     | -     | - | - | - |
| Platoon blocked, %   |       |       |       | - | - | - |
| Mov Cap-1 Maneuver   | 845   | 969   | 1499  | - | - | - |
| Mov Cap-2 Maneuver   | 845   | -     | -     | - | - | - |
| Stage 1              | 934   | -     | -     | - | - | - |
| Stage 2              | 965   | -     | -     | - | - | - |

## | Approach | EB | NB | SB | |----------|----|----|----| |----------|----|----|----|

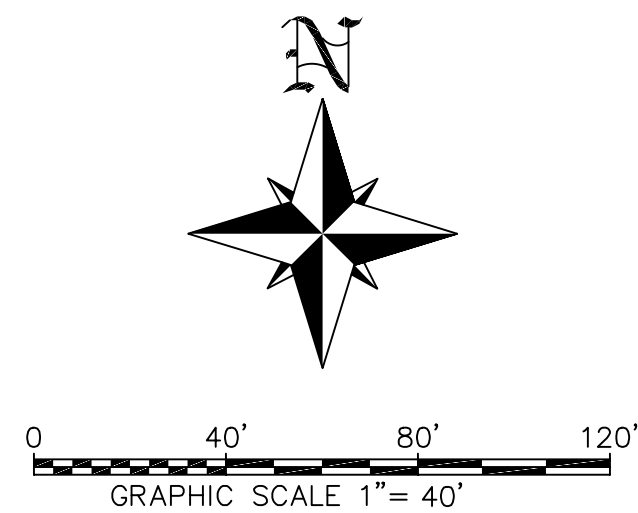
|                      |     |   |   |
|----------------------|-----|---|---|
| HCM Control Delay, s | 9.3 | 0 | 0 |
| HCM LOS              | A   |   |   |

## | Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR | |-----------------------|-----|-----|-------|-----|-----| |-----------------------|-----|-----|-------|-----|-----|

|                       |      |   |       |   |   |
|-----------------------|------|---|-------|---|---|
| Capacity (veh/h)      | 1499 | - | 845   | - | - |
| HCM Lane V/C Ratio    | -    | - | 0.015 | - | - |
| HCM Control Delay (s) | 0    | - | 9.3   | - | - |
| HCM Lane LOS          | A    | - | A     | - | - |
| HCM 95th %tile Q(veh) | 0    | - | 0     | - | - |

Baseline

Synchro 10 Report  
Page 1



**LAND USE DATA**

151 PONDELLA ROAD, NORTH FORT MYERS, FL 33903

STRAP # 11-44-24-L1-28000.0020

SITE AREA: 2.92 AC±

EXISTING ZONING: C1-A, C-2

SE REQUEST: SELF-STORAGE

FUTURE LAND USE: INTENSIVE DEVELOPMENT WITH MIXED USE OVERLAY

FLOOD ZONE: AE7

**DEVELOPMENT STANDARDS**

HEIGHT: 35'  
PRIMARY BLDG. STREET SETBACK: 25'  
PRIMARY BLDG. SIDE YARD SETBACK: 10'  
PRIMARY BLDG. REAR YARD SETBACK: 20'  
ACCESSORY BLDG. REAR YARD SETBACK: 10'  
ACCESSORY BLDG. SIDE YARD SETBACK: 10'  
BUILDING COVERAGE: 40%

**OPEN SPACE TABLE**

OPEN SPACE REQUIRED @ 20% 0.58 AC

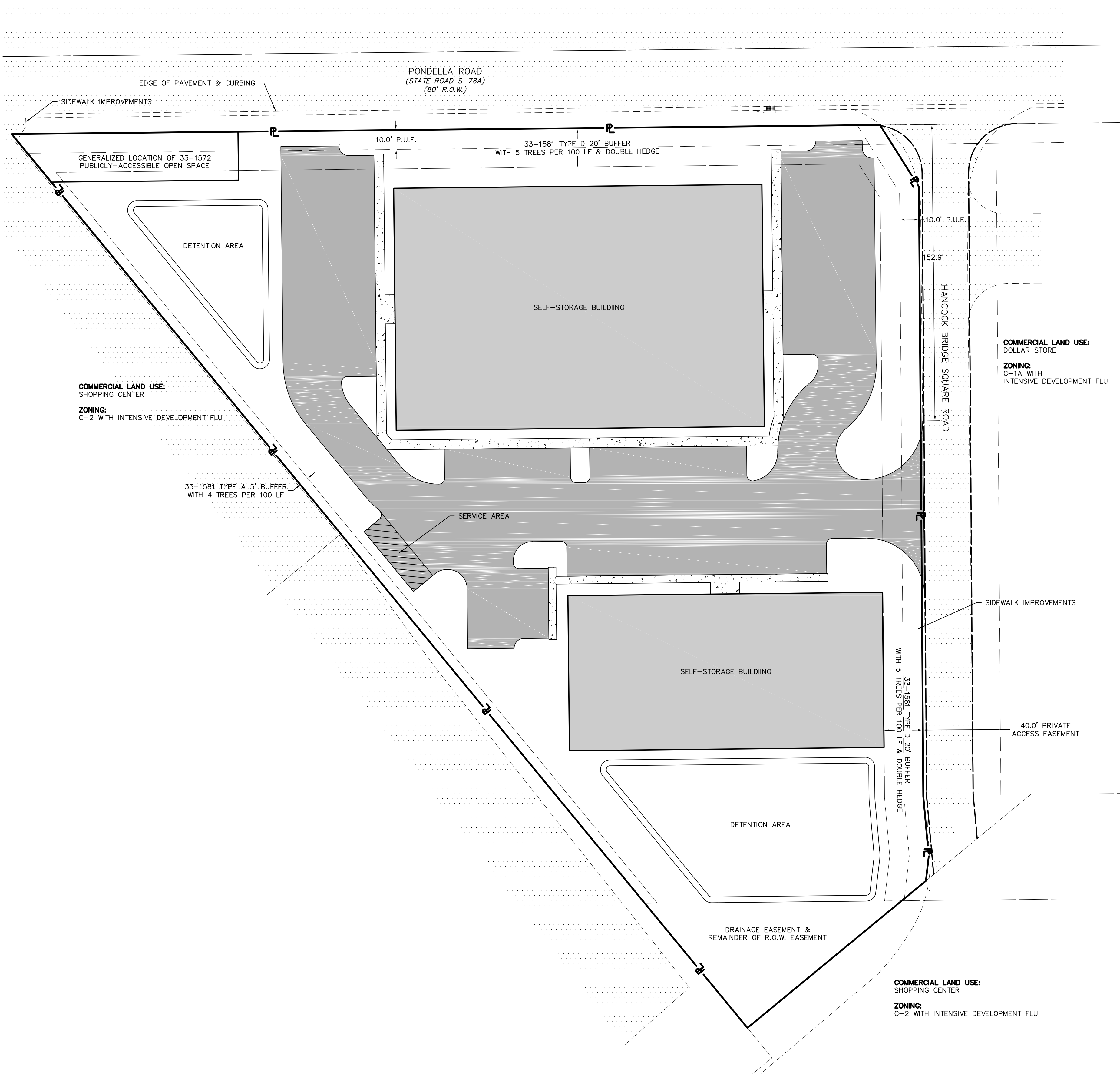
**OPEN SPACE PROVIDED:**

DETENTION AREA: 0.28 AC

EASEMENTS & BUFFERS: 0.53 AC

TOTAL PROVIDED OPEN SPACE: 0.81 AC

NATIVE OPEN SPACE REQUIRED: N/A



PREPARED FOR:  
**ANTHONY ROBINETTE**  
**COMPASS ONE HOLDINGS, LLC**  
C/O STUART AND ASSOCIATES PLANNING AND DESIGN SERVICES, INC.  
1180 ISLAND AVE  
MATLACHA, FL 33993

**Stuart** and Associates, Inc.  
2256 First Street Suite 148 Fort Myers, FL 33901  
Greg@Stuarturbandesign.com www.stuarturbandesign.com  
(239) 677-6126

MASTER CONCEPT PLAN  
**SELF-STORAGE**  
LEE COUNTY, FLORIDA

| DATE       | PROJECT | DRAWING | DESIGN | DRAWN | CHECKED | SCALE    | SHEET |
|------------|---------|---------|--------|-------|---------|----------|-------|
| 08-11-2022 | 5000    | MCP-OS  | SWM    | RJV   | SWM     | 1" = 40' | 01    |

**BOARD OF COUNTY COMMISSIONERS**

John E. Manning  
*District One*

June 3, 2022

Via E-Mail

Cecil L. Pendergrass  
*District Two*

Raymond Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm Wesch  
*County Attorney*

Donna Marie Collins  
*County Chief  
Hearing Examiner*

Greg Stuart  
Stuart and Associates  
2256 First Street  
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability  
Pondella Self-Storage  
STRAP # 11-44-24-L1-28000.0020**

Dear Mr. Stuart:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 250 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Lee County Water Treatment Plant.

Sanitary sewer service will be provided by Del Prado Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.



Pondella Self-Storage - Letter.Docx

June 3, 2022

Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**



Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING

SOUTHWIND VILLAGE LLC  
29605 US HWY 19 STE 130  
CLEARWATER FL 33761

OKAB WALID TR  
6821 LAKE DEVONWOOD DR  
FORT MYERS FL 33908

CARPENTER CARMALA  
365 BAMBOO DR  
FORT MYERS FL 33917

VARGAS JULIAN  
120 PONDELLA RD  
NORTH FORT MYERS FL 33903

R & M VEGTER LLC  
844 SE 9TH STREET  
CAPE CORAL FL 33990

FEDERAL NATIONAL MORTGAGE ASSN  
350 HIGHLAND DR  
LEWISVILLE TX 75067

BAUTISTA LUCIA ORITZ  
1243 MONICA LN  
NORTH FORT MYERS FL 33903

TMBS PROPERTIES OF SWFL INC  
146 PONDELLA DR  
NORTH FORT MYERS FL 33903

FL PONDELLA 136 LLC  
3534 NE 167TH ST #9  
NORTH MIAMI BEACH FL 33160

TMBS PROPERTIES OF SWFL INC  
146 PONDELLA RD  
NORTH FORT MYERS FL 33903

MEANS FAMILY CHIROPRACTIC  
MARK MEANS  
150 PONDELLA RD  
NORTH FORT MYERS FL 33903

DRY PALMS FOUNDATION INC  
1251 LAMAR RD  
NORTH FORT MYERS FL 33903

FDLP VI HOLDINGS LLC  
6100 N POWERLINE RD  
FORT LAUDERDALE FL 33309

FDLP V HOLDINGS LLC  
6100 N POWERLINE RD  
FORT LAUDERDALE FL 33309

STRASBAUGH LOIS TR  
100 W MARIANA AV  
NORTH FORT MYERS FL 33903

HARDING BRETT + KAREN  
17911 EAGLEVIEW LN  
CAPE CORAL FL 33909

BATISTA HECTOR +  
218 PONDELLA RD  
NORTH FORT MYERS FL 33903

DRY PALMS FOUNDATION INC  
1251 LAMAR RD  
NORTH FORT MYERS FL 33903

DRY PALMS FOUNDATION INC  
1251 LAMAR RD  
NORTH FORT MYERS FL 33903

DRY PALMS FOUNDATION INC  
1251 LAMAR RD  
NORTH FORT MYERS FL 33903

ONE TIME TRANSMISSION INC  
236 PONDELLA RD  
NORTH FORT MYERS FL 33903

BUTLER KATHLEEN S  
164 PONDELLA RD  
N FORT MYERS FL 33903

LOPEZ ZANDRA  
83 LEXINGTON AVE  
BLOOMFIELD NJ 07003

UNKNOWN HEIRS OF  
1252 PINECREST ST  
NORTH FORT MYERS FL 33903

COOKE TIMOTHY  
10851 DEAL RD  
NORTH FORT MYERS FL 33917

COYLE B T + PATRICIA  
1243 PINECREST ST  
NORTH FORT MYERS FL 33903

HOBSON PATRICK G &  
1241 PINECREST ST  
NORTH FORT MYERS FL 33903

REESE DANIEL +  
1239 PINECREST ST  
NORTH FORT MYERS FL 33903

KAHN HAROLD FRANK  
209 SE 2ND CT  
HALLANDALE FL 33009

KAHN HAROLD FRANK  
209 SE 2ND CT  
HALLANDALE FL 33009

KAHN HAROLD FRANK  
209 SE 2ND CT  
HALLANDALE FL 33009

CALDERON PATRICIA CORONA +  
5553 EIGHTH AVE  
FORT MYERS FL 33907

FA S INVESTMENT IOLDING LLC  
12956 LOS ALAMITOS CT  
ORLANDO FL 32837

BENNETT SANDY M TR  
1109 AMBER LAKE CT  
CAPE CORAL FL 33909

KILLAN BILLY DWIGHT  
1918 SE 7TH ST  
CAPE CORAL FL 33990

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

WAL-MART STORES INC  
PROPERTY TAX DEPT  
PO BOX 8050 MS 0555  
BENTONVILLE AR 72716

HANCOCK BRIDGE SQUARE LLC  
LUIS DOMINGUEZ  
3321 NE 58TH ST  
FORT LAUDERDALE FL 33308

CURT W FURBEE D C P A  
515 NW 26TH PL  
CAPE CORAL FL 33993

PONDELLA TAKE 5 LLC  
541 PARK STREET  
DUNEDIN FL 34698

B + B CASH GROCERY STORES INC  
PO BOX 1808  
TAMPA FL 33601

COURTELIS REAL ESTATE INVESTME  
703 WATERFORD WAY STE 800  
MIAMI FL 33126

COURTELIS REAL ESTATE INVESTME  
703 WATERFORD WAY STE 800  
MIAMI FL 33126

WF PP REALTY LLC  
FRIEDMAN MANAGEMENT  
770 LEXINGTON AVE  
NEW YORK NY 10065

LASSAUX AMES LC  
4203 BAY BEACH LN # 6H  
FORT MYERS BEACH FL 33931