



STUART AND ASSOCIATES Planning & Design Services
11860 Island Ave, Matlacha, FL 33993 . 239 - 677 - 6126 . Greg@Stuarturbandesign.com

January 12, 2023

Adam Mendez, Senior Planner
Lee Co. Dept. of Community Development
Fort Myers, FL 33993

Re: SEZ2022-00010 The Pondella 2.9 Self Storage Sufficiency Response

Dear Mr. Mendez,

In response to staff's December 6 request for additional information, this sufficiency response includes a revised Site Plan, a revised SEZ Application page 1 and a current Legal Description and Sketch. The response and materials are as follows:

Zoning Review

1. Use _ This response is to confirm that the requested use is for Mini-warehouse and Warehouse, Public. Attached to this letter staff will find a revised page 1 of the SEZ Application that more accurately identifies the use request.
2. Disclosure of Interest _ The Disclosure of Interest was in error. The Applicant has no business interests, or any interests otherwise, with any of Lee County Commissioners. If appropriate the Applicant requests that the disclosure document be withdrawn from the portal.

Legal Review

1. Staff Comments _ As an attachment to this response, please see the December 27, 2022 certified legal description; please see the affidavit.

Development Services Review

1. Site Plan_
 - Proposed Building Height _ 35-ft;
 - Prelim. Intensity _ 150,000 sf (see Site Plan Note 1);
 - Dimensions _ 9-ft*18-ft 90 degree parking stalls w/24-ft driveway isles (see Site Plan);
 - Sidewalk Improvements _ sidewalk improvements along Pondella Rd and Hancock Bridge Square Rd.; and
 - Pervious/Impervious Coverage _ Pervious @ 70,088 sf.; Impervious @ 56,30 sf. (see Site Plan Note 3).

2. Access Gate _ The project will be fenced with an optional entrance gate. The location of the gate is conceptually identified on the revised Site Plan.
3. Connection Separation _ The separation connection from the south pavement edge of dollar store's parking lot to the project's north pavement edge is 104-ft; it is identified on the revised Site Plan.
4. Detention _ As currently envisioned the project will incorporate two dry detention areas.
5. ROW _ The Site Plan has been redesigned and eliminates the parking lot buffer encroachment.
6. Access Width _ The Site Plan has been revised to identify the minimum and maximum connection isle driveway width.
7. Interconnection _ The Site Plan's Location Map has been revised to identify the Pondella 2.9 self-storage project access interconnection. This interconnection is consistent with 10-610(e) and 33-1548. The Hancock Bridge Square Road is a private 40-ft access easement, O.R. Book 1741, Page 968. It was designed and constructed to provide a direct interconnection with the west adjoining community commercial shopping center. It is noted that the requested project adjoins the shopping center's rear service and loading area.
8. Solid Waste _ The Site Plan shows the service area location. The Site Plan has been revised to identify the estimated 1,216 sf service area and other design standards (see Site Plan Note 4).

Solid Waste Review

1. Solid Waste Review _ The Site Plan has been revised to identify the estimated 1,216 sf service area and other design standards (see Site Plan Note 4).

Environmental Comment

1. Courtesy Comment _ Thank you for referring the Applicant to 33-1582!

Sincerely yours,

Greg Stuart, MAURP

project/22003-12jand23stuaqrt_sez2022-00010sf.pg
attachments



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_Uses _ Mini-warehouse; Warehouse, Public
- ☐ 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: 330 Third Street South Suite 106
 City, State, Zip: St Petersburg, FL 33701
 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

First American Title Insurance Company

9210 Estero Park Commons Blvd., Suite 8

Estero, Florida 33928

Phone: (239)495-2200 FAX:

TITLE SEARCH REPORT

Prepared for: Lottes Law Group, PLLC
9132 Strada Place, Suite 207
Naples, FL 34108-2683

Customer File Number: 2022-34483-A1.

FATIC File Number: 2060-6308789

Searched from: June 24, 1994

Through: January 6, 2023 at 8:00 a.m.

Last Grantee of Record for Period Searched:

Compass One Holdings, LLC, a Tennessee Limited Liability Company

Legal Description:

Lot 2 of FT. MYERS PALMETTO, according to the Plat thereof as recorded in Instrument No. 2017000037448, of the Public Records of LEE County, Florida.

1. Chain of Title and/or Conveyances:

<u>Type of Instrument:</u>	<u>O.R. Book</u>	<u>Page:</u>
Warranty Deed	Instrument No.	2012000276921
Plat	Instrument No.	2017000037448
Warranty Deed	4006	572
Merger	4006	568
Warranty Deed	2513	325

2. Unsatisfied Encumbrances:

<u>Type of Instrument:</u>	<u>O.R. Book:</u>	<u>Page:</u>
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None.

Type of Instrument:

O.R. Book:

Page:

Plat	Instrument No.	2017000037448
Restrictions	Instrument No.	2017000037471
Re-recorded Restrictions	Instrument No.	2017000089928
Restriction (paragraph 13)	806	359
Easement	1011	394

Easement	1695	295
Easement	1741	968
Lease Memorandum	4145	1337
Easement	Instrument No.	2011000011661
Easement	Instrument No.	2016000197120

Amended Easement	Instrument No.	20160000267544
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Copies of the Encumbrances/Matters Affecting Title (x) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 11-44-24-L1-28000.0020 for tax year 2022

Gross Tax: \$ 1,878.28 () Paid (x) Not Paid.

Unpaid Taxes for Prior Years: None.

Map Code: Assessment: \$

Miscellaneous Notes (including matters affecting the Buyer, if searched):

Customer File Number: 2022-34483-A1.

FATIC File Number: 2060-6308789

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from **June 24, 1994** to **January 6, 2023** at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of LEE County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

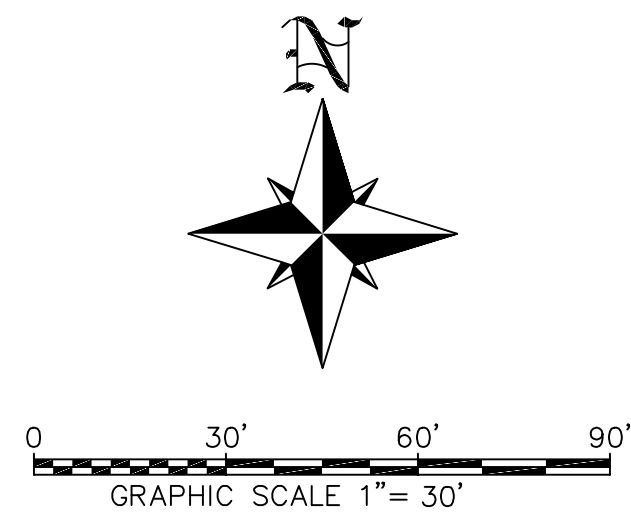


First American Title Insurance Company



as Vice President

Dated: January 12, 2023



LAND USE DATA

151 PONDELLA ROAD, NORTH FORT MYERS, FL 33903
STRAP # 11-44-24-L1-28000.0020

SITE AREA: 2.90 AC±
EXISTING ZONING: C1-A, C-2
SE REQUEST: MINI-WAREHOUSE/WAREHOUSE/PUBLIC
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: (5.)

DETENTION AREA: 0.28 AC
EASEMENTS & BUFFERS: 0.53 AC
TOTAL PROVIDED OPEN SPACE: 0.81 AC

NATIVE OPEN SPACE REQUIRED: N/A

DEVELOPMENT INTENSITY & PARKING

PRELIMINARY DEVELOPMENT INTENSITY @ 150,000 SF (1.)
PRELIMINARY # SELF-STORAGE UNITS @ 1,275
REQUIRED PARKING 1 SPACE PER 25 UNITS
PRELIMINARY PARKING SPACES PROVIDED 51 (2.)
REQUIRED PARKING 51

DEVELOPMENT COVERAGE (3.)

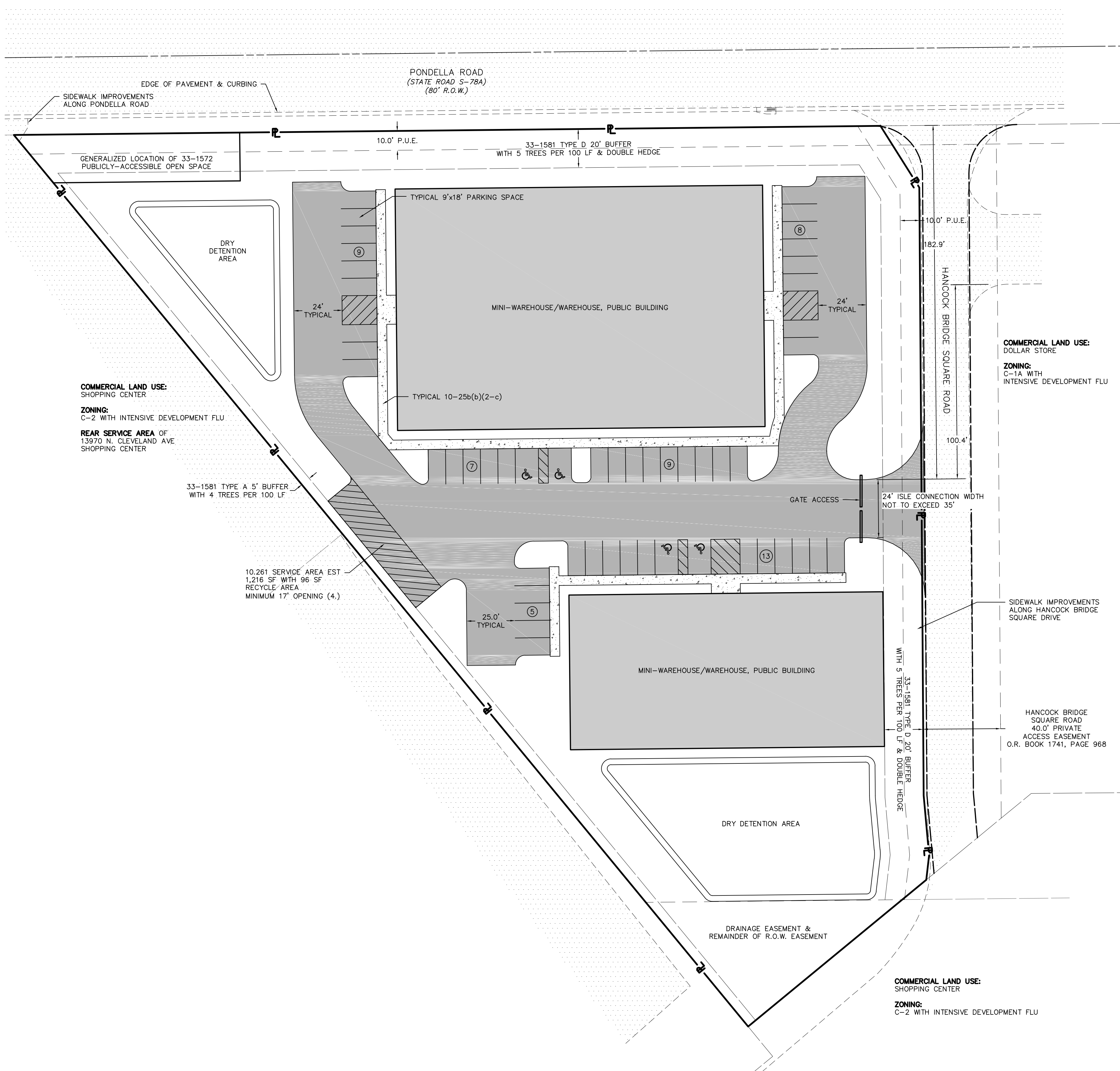
PERVIOUS AREA 70,088 SF / 1.61 AC
IMPERVIOUS AREA 56,320 SF / 1.29 AC

NOTES:

1. FINAL BUILDING INTENSITY AND NUMBER OF UNITS TO BE DETERMINED AT DO STAGE.
2. FINAL PARKING DESIGN AND PARKING SPACE CALCULATIONS TO BE DETERMINED AT DO STAGE.
3. FINAL PERVIOUS & IMPERVIOUS COVERAGE CALCULATIONS TO BE DETERMINED AT DO STAGE.
4. FINAL SOLID WASTE SERVICE AREA TO BE DETERMINED AT DO STAGE.
5. FINAL OPEN SPACE CALCULATIONS TO BE DETERMINED @ D.O.



LOCATION MAP



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
01-12-2023	8840	MCP	SWM	RJV	SWM	1" = 30'	01

DESCRIPTION: (PER OWNER'S POLICY)

*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.*

Phillip M
Mould, P.S.M.
6515 State of
Florida

Digitally signed by
Phillip M Mould,
P.S.M. 6515 State of
Florida
Date: 2022.12.27
17:18:56 -05'00'

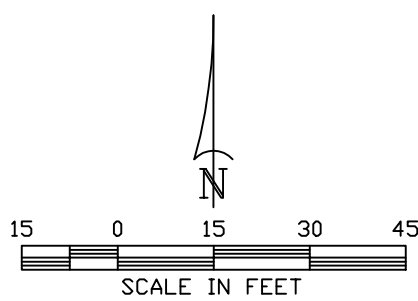
*PHILLIP M MOULD
LS6515
DECEMBER 27, 2022*

FILE# FMP-2

*THIS MAP/PLAT IS CONSIDERED SIGNED USING A
DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE
STATE LAWS AND STATUTES FS 668.001-006; FS
668.50; FS 472.025; 5J-17.062, FLORIDA
ADMINISTRATIVE CODE, STATE OF FLORIDA.*

*HARRIS-JORGENSEN, LLC
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921*

BOUNDARY SURVEY OF
LOT 2
FT. MYERS PALMETTO
SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST
(INSTRUMENT No. 2017000037448)
LEE COUNTY, FLORIDA



LINE TABLE

Line	Bearing	Distance
L1	S.32°13'34"E	37.69'
L2	S.05°09'12"E	31.16'
L3	S.06°39'30"W	12.68'

DESCRIPTION: (PER OWNER'S POLICY)

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.

MATTERS PERTAINING TO OWNER'S POLICY:

BY: OLD REPUBLIC NATIONAL, TITLE INSURANCE COMPANY
FILE No. 21-CC-7942, DATED AUGUST 20, 2021 AT 04:39PM

SCHEDULE B SECTION II

- ITEMS 1, 3, 4, 5, 6, 7, 10, 12, 13, 14 AND 16 ARE NOT SURVEY RELATED.
- ITEM 2 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, AS SHOWN HEREON.
- ITEM 8 EASEMENTS, DEDICATIONS, RESTRICTIONS, RESERVATIONS, ETC., FT. MYERS PALMETTO, INSTRUMENT No. 2017000037448, AS SHOWN HEREON.
- ITEM 9 TERMS AND CONDITIONS IN DECLARATION OF EASEMENTS RECORDED IN INSTRUMENT No. 2017000089928, AS SHOWN HEREON.
- INSTRUMENT No. 2017000037471, NOT SURVEY RELATED.
- ITEM 11 EASEMENT, O.R. BOOK 1011, PAGE 394, AS SHOWN HEREON.
- ITEM 12 DRAINAGE EASEMENT AGREEMENT, O.R. BOOK 1695, PAGE 295, AS SHOWN HEREON.
- ITEM 15 PERPETUAL PUBLIC WELFARE UTILITY EASEMENT, INSTRUMENT No. 2011000011661, AS SHOWN HEREON.
- ITEM 16 PERPETUAL BLANKET EASEMENT, INSTRUMENT No. 2016000197120, NOT PLOTTABLE, SURVEY RELATED, CROSS ACCESS EASEMENT, INSTRUMENT No. 2016000267544, AS SHOWN HEREON.

LEGEND:

●	SET #4 IRON ROD (CAP LB6921)	R.W.B.	RECLAIM WATER BOX
○	FOUND IRON ROD (I.R.)	W.M.	WATER METER
□	CONCRETE MONUMENT (C.M.)	W.V.	WATER VALVE
P.P.M.	PERMANENT REFERENCE MONUMENT	F.H.	FIRE HYDRANT
P.C.P.	PERMANENT CONTROL POINT	D/H	OVERHEAD POWER
P.U.E.	PUBLIC UTILITY EASEMENT	P.P.	POWER POLE
I.L.E.	IRREVERSIBLE LEASE	G.A.&W.	GUY ANCHOR & WIRE
L.M.E.	LAKE MAINTENANCE EASEMENT	E.B.	ELECTRIC BOX
P.C.	POINT OF CURVATURE	C.B.	CABLE TELEVISION BOX
P.T.	POINT OF TANGENCY	T.S.B.	TELEPHONE SERVICE BOX
D.R.	OFFICIAL RECORDS BOOK	N/D	NAIL & DISK
(S)	AS PER SURVEY	N.T.T.	NAIL & TINTAB
(M)	AS MEASURED	ELEV.	ELEVATION
(P)	AS PER PLAT	B.M.	BENCHMARK
(D)	AS PER DEED	⊕	TYPICAL ELEVATION
(I)	CURVE NUMBER	A/C	AIR CONDITIONER
L.I.	LINE NUMBER	C.B.	COMMUNICATION BOX
R/W	RIGHT-OF-WAY	C.M.	CABLE MARKER
C	CENTERLINE	CONCRETE	CONCRETE
P.W.U.E.	PUBLIC WATERLINE UTILITY EASEMENT	L.P.	LIGHT POLE
PVC	POLYVINYL CHLORIDE PIPE	C.D.	CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE	R.G.M.	BURIED GAS MAIN
RCP	REINFORCED CONCRETE PIPE	A.E.	ACCESS EASEMENT
		GMH	GREASE MANHOLE

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTH RIGHT-OF-WAY LINE OF PONDELLA ROAD, AS BEING N89°24'10"E.
 2. FIELD NOTES IN FT. MYERS PALMETTO.
 3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 4. THIS SURVEY IS BASED ON OWNER'S POLICY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE No. 21-CC-7942, DATED AUGUST 20, 2021.
 5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 6. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 8. THIS SURVEY IS INTENDED TO BE VIEWED AS AN ASKED, 30 SCALE DRAWING.
 9. BENCHMARK DERIVED FROM GPR RTK NETWORK FFRN 0103, ELEVATION 35.68 NAVD88.
 10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- FLOOD ZONE: "AE" ELEVATION 7' NAVD88
COMMUNITY No. 125124, PANEL No. 0267
SUFFIX: --- F REVISION DATE: 8/28/08
MAP NUMBER: 12071C0267F
THIS SURVEY IS CERTIFIED TO:
COMPASS ONE HOLDINGS LLC
STUART URBAN DESIGN

REVISED	DESCRIPTION	BY
6/17/22	ADDED OWNER'S POLICY	RBH
7/21/22	ADDED TOPOGRAPHY	RBH
DATE OF LAST FIELD WORK: 7/21/22		
CERTIFICATE OF AUTHORIZATION: LB6921		
PROFESSIONAL SURVEYOR AND MAPPER		
LS6515 - STATE OF FLORIDA		
DRAWN	CHECK	SCALE
FBH	PMH	1"=30'
PROJ. #		
3048 DEL PRADO BLVD. S. #100		
CAPE CORAL, FLORIDA 33904		
PHONE: (239) 257-2624		
FAX: (239) 257-2921		
SURVEY DATE	FILE NO.	SHT. - 1
3/31/20	44-24-11	OF - 1