

Lee County, Florida
Department of Community Development
Zoning Section
Staff Report

Case Number: SEZ2022-00010

Case Name: Pondella Rd. 2.9 Ac Self Storage

Type of Case: Special Exception

Hearing Date: May 25, 2023

Sufficiency Date: April 18, 2023

Summary of Request and Recommendation

Greg Stuart, on behalf of Anthony Robinette, filed an application for a Special Exception in the Commercial (C-1A) and Commercial (C-2) Zoning Districts and the North Fort Myers Commercial Corridor, to allow the uses of Mini-Warehouse and Public Warehouse, pursuant to Lee County Land Development Code Section 33-1596.

The requested Special Exception, if approved, would permit a maximum of 150,000 square feet of self-storage uses on 2.9 acres. The property is located on the south side of Pondella Road between North Cleveland Avenue and North Tamiami Trail. The STRAP number associated with the subject property is 11-44-24-L1-28000.0020. A sketch, legal description and boundary survey are attached hereto as Attachment B.

Staff recommends **APPROVAL** of the applicant's request with the conditions enumerated herein.

Narrative and Character of Area

The subject property is split-zoned with ±63 percent Commercial (C-1A) along the frontage and ±37 percent Commercial (C-2) bisected in the southern half of the lot. This split zoning on the property is by virtue of a larger encompassing rezoning in 1966, pursuant to Resolution Z-66-026 (see Attachment K). The subject property is vacant with no development or subsequent zoning history on record. The property has been maintained in its primarily cleared state since 1968 (see Attachment I).

The subject property and surrounding property is located within the Intensive Development Future Land Use Map category, as designated by the Lee County Comprehensive Plan (Lee Plan). The areas surrounding the subject property are depicted in Attachment C and can be characterized as follows:

North

Lands to the north of the subject property, across Pondella Road, are comprised of a variety of conventionally-zoned commercial districts: Special Commercial Office (CS-1 and CS-2), Commercial (C-1 and C-1A) and General Commercial (CG) further northeast. These lands are developed with small-scale standalone commercial development.

East

Land directly to the east of the subject property subject, across Hancock Bridge Square Drive, is similarly split zoned Commercial (C-1A and C-2) and is also located in the Mixed-Use Overlay (MUO). The property is currently developed with a standalone variety store (Dollar General Retail). Further east are lands located in the Public Facilities Future Land Use Category, and MUO, with a zoning designation of Commercial (C-1). These lands are developed with offices occupied by various government agencies and the Lee County Sheriff's Office North District Substation.

South

Lands to the south of the subject property are also located in the MUO and are zoned C-2. These lands are home to a former regional-scale shopping center (Hancock Bridge Square) that has been dilapidated for many years. The property is currently under Development Order (DOS2023-00037) review for redevelopment under the project name Hancock Bridge Apartments, a project currently consisting of 320 multi-family residential units on 14.49 acres. This project includes bonus density approval in accordance with Administrative Approval ADD2022-00104.

West

Lands to the west of the subject property are zoned Commercial (C-1A and C-2) and are also located in the Mixed Use Overlay (MUO). These lands are developed with a community commercial scale shopping plaza.

Analysis

The North Fort Myers Community Planning area establishes Land Development Code (LDC) regulations in Sections 33-1531 through 33-1604 (Divisions 1 through 4), applicable to the subject property. Division 3 pertains to property located within the North Fort Myers Commercial Corridors. The Commercial Corridors include all commercially-zoned properties with frontage on, or contiguous to (and developed in conjunction with) properties with frontage on Pondella Road and other major roadways in the Community Plan Area (see LDC Section 33-1566). Additionally, the subject property is located in the North Fort Myers Town Center (Division 4) as Identified by red star on LDC Map 33-1602(a) below:

Figure One LDC Map 33-1602(a)



Accordingly, the property in question is subject to the Commercial Corridor and Town Center specific regulations, which include use regulations established in LDC Section 33-1596 and 33-1604, respectively. The cumulative effect of these regulations establish that the uses of a public warehouse and mini-warehouse require approval through the special exception process.

Mini-warehouse means “any building designed or used to provide individual storage units with separate exterior doors as the primary means of access, to individuals or businesses for a fee. The storage units must be used solely as dead storage depositories for personal property, inventory and equipment and not for any other use. See *Warehousing, public* and *Storage, dead*.¹

Warehouse, public means indoor storage units available to the general public at a fee for the dead storage of farm products, furniture and other household goods or commercial or private goods of any nature. Access to the storage units is from interior door(s) and individual exterior overhead doors are not provided. See also *Mini-warehouse*.²

Special exception means a certain specified departure from the regulations of this chapter for a use that is not permitted generally within a zoning district, but which, may be permitted when controlled under specified conditions designed to promote the public health, safety, welfare, order, comfort, convenience, appearance or prosperity, and may be permitted, in accordance with other applicable regulations.³

The applicant has filed for a special exception supporting a conceptual maximum of 150,000 square feet of total self-storage uses (public and/or mini-warehouse) not to exceed 35 feet in height (see Attachment E). The perimeter of the subject property is virtually unobstructed from surrounding non-residential land uses that currently occupy the Town Center and Pondella Road Commercial Corridor expanses. The conceptual site plan, attached as Attachment D, depicts the location of two buildings, site access on

¹ LDC Section 34-2.

² Ibid.

³ Ibid.

Hancock Bridge Square Drive, parking areas, dry detention areas and publicly-accessible open space. The site design also depicts a gate across the access point and the applicant has been notified that the location of the gate must comply with LDC Section 34-1748 at time of local development order approval.

The Mixed Use Overlay (MUO) objective to facilitate compact urban form development is integrated into the North Fort Myers Community Plan LDC regulations. Self-storage services within the pedestrian shed of potential dense multiple-family dwelling units within the Town Center complement the overarching objectives of the MUO and Town Center.

Special exception.

Section 34-145 of the LDC establishes the review criteria for Special Exception requests. Before granting approval of a special exception request, the Hearing Examiner must find that the request:

- a) Is consistent with the goals, objectives, policies and intent of the Lee Plan;
- b) Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;
- c) Will be compatible with existing and planned uses;
- d) Will not be injurious to the neighborhood or detrimental to public welfare; and
- e) Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

The applicant has provided a request statement addressing the approval criteria (see Attachment E). The following sections provide an analysis of the proposed request, as measured by the established review criteria.

Lee Plan Compliance and Compatibility

The subject property is located in the Intensive Development Future Land Use category. **Policy 1.1.2 of the Lee Plan** declares this designation is *“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 as described in Objective 11.1, where appropriate.”* The request proposes new commercial use that complements the limited storage capacity typical of dense urban development, including high density residential; therefore, the request is **CONSISTENT** with **Policy 1.1.2**.

Objective 2.1, and Policies 2.1.1 and 6.1.7 promote contiguous and compact growth patterns within designated future urban areas to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, and minimize the cost of services. **Objective 2.2** and **Policy 2.2.1** seek to direct new growth to portions of future urban areas where adequate public facilities and services exist, where compact and contiguous development patterns can be created, and where compatibility with surrounding land uses is assured. The subject property is a vacant tract of land located within an established Commercial Corridor and Town Center suited for the proposed infill development. The subject property is served by existing urban services, including potable water and sanitary sewer franchises with sufficient capacity, consistent with **Standards 4.1.1 and 4.1.2** (see Attachment H). The subject property will be provided with urban levels of police, fire protection and emergency services. LDC Section 33-1576 requires

development in the commercial corridor to incorporate certain architectural features deemed appropriate by the community plan. Staff finds that the request is compatible with surrounding land uses and is **CONSISTENT** with **Objectives 2.1 and 2.2, Policies 2.1.1, 2.2.1, and 6.1.7, and Standards 4.1.1 and 4.1.2.**

Policy 5.1.5 seeks to *“protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment.”* The nearest residential land uses are located north, across Pondella Road, behind the commercial street frontage. Pondella Road is an 80-foot-wide four-lane arterial roadway separating the subject property from commercial land uses along the north side of Pondella Road. The site plan depicts compliance with general screening and buffering requirements. Development contemplated by this request is not expected to degrade the environment of the nearest residential areas. Therefore, as conditioned, the Special Exception request is **CONSISTENT** with **Policy 5.1.5.**

Goal 6 promotes orderly and well-planned commercial development within appropriate locations in the county. **Policy 6.1.1** requires development approvals for commercial land uses to be consistent with various policies, including traffic and access impacts, screening and buffering, adequacy of urban services, compatibility with surrounding land uses, proximity to other similar centers and environmental considerations. **Policy 6.1.4** states *“commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.”* **Policy 6.1.5** requires that *“commercial development be designed to protect the traffic-carrying capacity of roads and streets.”* The applicant has provided a transportation impact statement concerning the anticipated vehicular trip generation incurred by the requested intensity (see Attachment F). Staff has reviewed the transportation impact statement and has concluded the proposed project will not have a detrimental impact on the surrounding roadway system (see Attachment G). The request implements code required screening and buffering and is served by adequate urban services. Lee Plan **Policy 30.2.5** is applicable to the North Fort Myers Commercial Corridors and requires deviations or variances from landscaping, buffering, signage or architectural requirements to meet the (public hearing) variance criteria in LDC. The stringent variance criteria regarding these development elements will assure the request is compatible with surrounding land uses. Therefore, the request is **CONSISTENT** with **Policies 6.1.1, 6.1.4 and 6.1.5.**

Policy 6.1.3 states *“commercial developments requiring rezoning and meeting DCI thresholds must be developed as Planned Developments except if located within the Mixed Use Overlay.”* LDC Section 34-341(b) establishes that rezonings or special exceptions that include 150,000 square feet or more of floor area constitute a major planned development. The request to consider 150,000 square feet of commercial (public storage) floor area through the special exception process in the MUO is **CONSISTENT** with **Policy 6.1.3.**

As noted, the subject property is located within the North Fort Myers Community Plan area as established by **Goal 30** of the Lee Plan. **Goal 30** at large seeks to improve the livability and economic vitality in the North Fort Myers Community Plan area by attracting appropriate investment to revitalize older neighborhoods and commercial corridors, and by preserving natural resources. **Objective 30.2** provides

the basis for the Commercial Corridor and Town Center regulations established by the Land Development Code. The request does not include any departures from these LDC provisions and the details provided on the site plan demonstrate compliance. The applicant also proposes code-compliant buffers and visual screening to ensure that the proposed use is compatible with abutting lands. The special exception request seeks infill development within a designated Commercial Corridor and Town Center within the North Fort Myers community; therefore, the request is **CONSISTENT** with **Objective 30.2** and **Goal 30** of the **Lee Plan**.

Environmental

The subject property has been maintained in a cleared state since 1968 according to county-inventoried historic aerial photography (see Attachment I). The request will not impact environmentally critical and sensitive areas or natural resources.

Zoning Compliance

The proposed site plan has been reviewed for compliance with property development regulations, parking, screening/landscape buffering, open space, publicly-accessible open space and indigenous preserve requirements established by the LDC. The applicant does not request any variances to facilitate the desired self-storage uses contemplated by the special exception site plan. The applicant will continue to fulfill the obligation of compliance with the LDC and other applicable regulations at time of local development order approval. The applicant conducted a publicly-advertised information session within the North Fort Myers community in compliance with LDC Section 33-1531 prior to sufficiency of the subject application (see Attachment J).

Conclusion

Based on analysis of the application and the standards for approval of a Special Exception established in Section 34-145(c) of the Land Development Code, staff concludes that the aforementioned review criteria has been satisfied. The request promotes compatible infill development within a crucial area of the North Fort Myers community plan area, consistent with attendant Lee Plan Goal 30.

Staff recommends **APPROVAL** subject to the following **CONDITIONS**:

1. Development of the uses Public Warehouse and Mini-Warehouse must be substantially consistent with the special exception site plan entitled "Master Concept Plan Self-Storage Lee County, Florida", dated January 12, 2023, attached hereto as Attachment D, with the exception of the proposed entry gate location.
2. Development of the special exception approved uses may not exceed 150,000 square feet in floor area. The proposed entry gate location must comply with the requirements of LDC Section 34-1748 or seek the appropriate departure mechanism.

Site Plan Revisions Necessary for Consistency with Recommendation.

The special exception site plan must be revised to either eliminate the entry gate and rely on the local development order process to determine the location, or depict the entry gate with in full compliance with the code-required design standards.

Staff recommends the applicant remove the self-imposed 35-foot-high limitation annotated on the site plan attached hereto as Attachment D. The height in this instance may not exceed building height that is generally permissible for other uses on the subject property. Per Lee Plan Policy 30.2.5 departures from LDC Chapters 10 and 33 may only occur via public hearing variance, which serves as sufficient safeguard to promote compatibility should additional height be utilized in the development program of the requested special exception uses. This finding is to encourage compact development on the subject property by avoiding additional limitations, on otherwise permissible development height, when the architectural elements of the building meet LDC code requirements, which aid in mitigating the bulk and lack of articulation associated to self-storage buildings.

Attachments

- A. Expert Witness List
- B. Sketch, Legal Description and Boundary Survey
- C. Aerial, Zoning, Future Land Use and Mixed Use Overlay Maps
- D. Applicant's Site Plan
- E. Applicant's Request Statement
- F. Applicant's Transportation Impact Statement
- G. Infrastructure Planning Transportation Memo
- H. Lee County Utilities Letter of Availability
- I. 1968 Aerial Photography
- J. Public Information Session Summary
- K. Resolution Z-66-026

ATTACHMENT A

**LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.**

Case Numbers: SEZ2022-00010

Project Name: Pondella Rd. 2.9 Ac Self Storage

Hearing Examiner Date: May 25, 2023

Adam Mendez, Planner, Senior, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Beth Workman, Planner, Principal, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, environmental and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Camryn Siverson, Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, environmental and land use planning.
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Dirk Danley, AICP, Planner, Principal, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
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Anthony R. Rodriguez, AICP, Zoning Manager, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Marcus Evans P.E., Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brian Roberts P.E., Plan Reviewer, Development Services 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, civil engineering and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

ATTACHMENT B

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*

REVIEWED
SEZ2022-00010
Rick Burris, Principal
Planner
Lee County DCD/Planning
3/28/2023

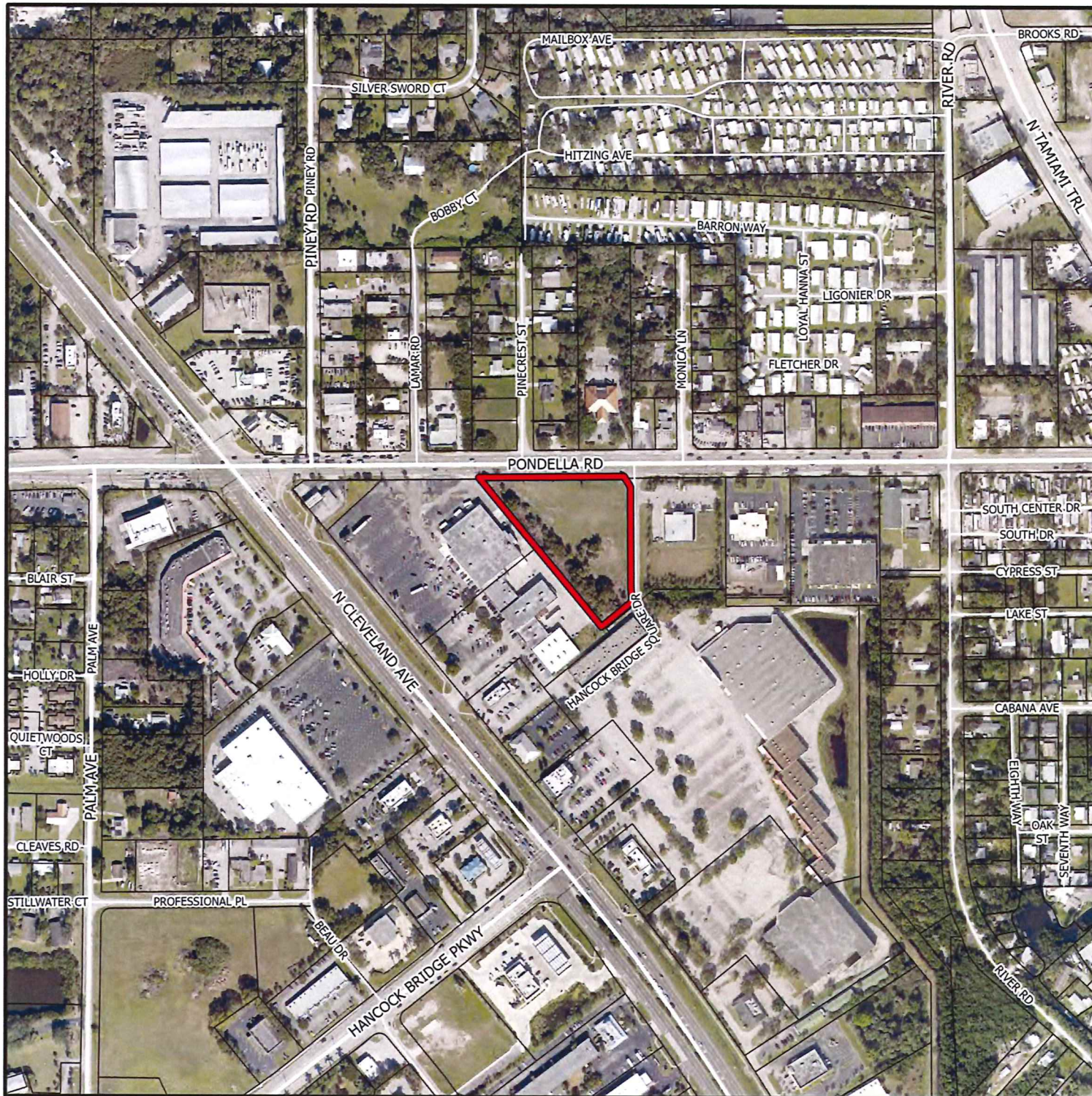
FILE# FMP-2

*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*

0	SET #4 FROM RDS (CAP. LG. BEGINS)	R.V.R.	DECLASS. WATER BOX
0	FOUND RDS AND RDS (L)	V.A.	WATER HYDRANT
0	FOUND RDS AND RDS (L)	V.A.	WATER HYDRANT
P.R.A.	PERMANENT RECORDS MONUMENT	F.O.	FOST. HYDRANT
0	PERMANENT CONTROL POINT	D.N.	OVERSEAS POWER
0	PUBLIC UTILITY CASINO	D.N.	POWER BOX
0	BRADGATE, EASTPORT	G.A.W.	QUI AND/OR A VICE
0	LAKE OF CRYSTAL, EASTPORT	T.E.A.	TELEPHONE
0	POINT OF CURVATURE	C.T.A.	TELEPHONE SERVICE BOX
0	LAKE OF CRYSTAL, EASTPORT	T.E.A.	TELEPHONE
P.A.	OFFICIAL RECORDS BOOK	N.F.	CABLE & SINK
0	AS MEASURES	N.F.	CABLE & SINK
0	AS PER PLAN	E.L.V.	ELEVATION
0	AS PER PLAN	B.N.	BEANHART
0	AS PER PLAN	B.N.	TYPICAL ELEVATION
0	CURVE, NUMBER	A.F.C.	AMERICAN CONDITIONS
0	CURVE, NUMBER	A.F.C.	AMERICAN CONDITIONS
0	RIGHT-OF-WAY	C.A.	CABLE HANGER
0	RIGHT-OF-WAY	C.A.	CABLE HANGER

REVISED	DESCRIPTION	FD	
DATE OF LAST FIELD WORK 3/26/04		PHILIP P. HALLS PROFESSIONAL SURVEYOR AND MAPPER LICENSE - STATE OF FLORIDA HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORRAL, FLORIDA 33904 PHONE (239) 237-0024 FAX (239) 237-0321	
CERTIFICATE OF AUTHORIZATION LB 49501			
DRAWN	CHECK		SCALE
FBI	PHH		1"=30'
SURVEY DATE		FILE NO.	SHT.
3/21/04		44-24-II	FD - 1

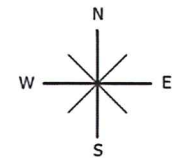


SEZ2022-00010

Aerial

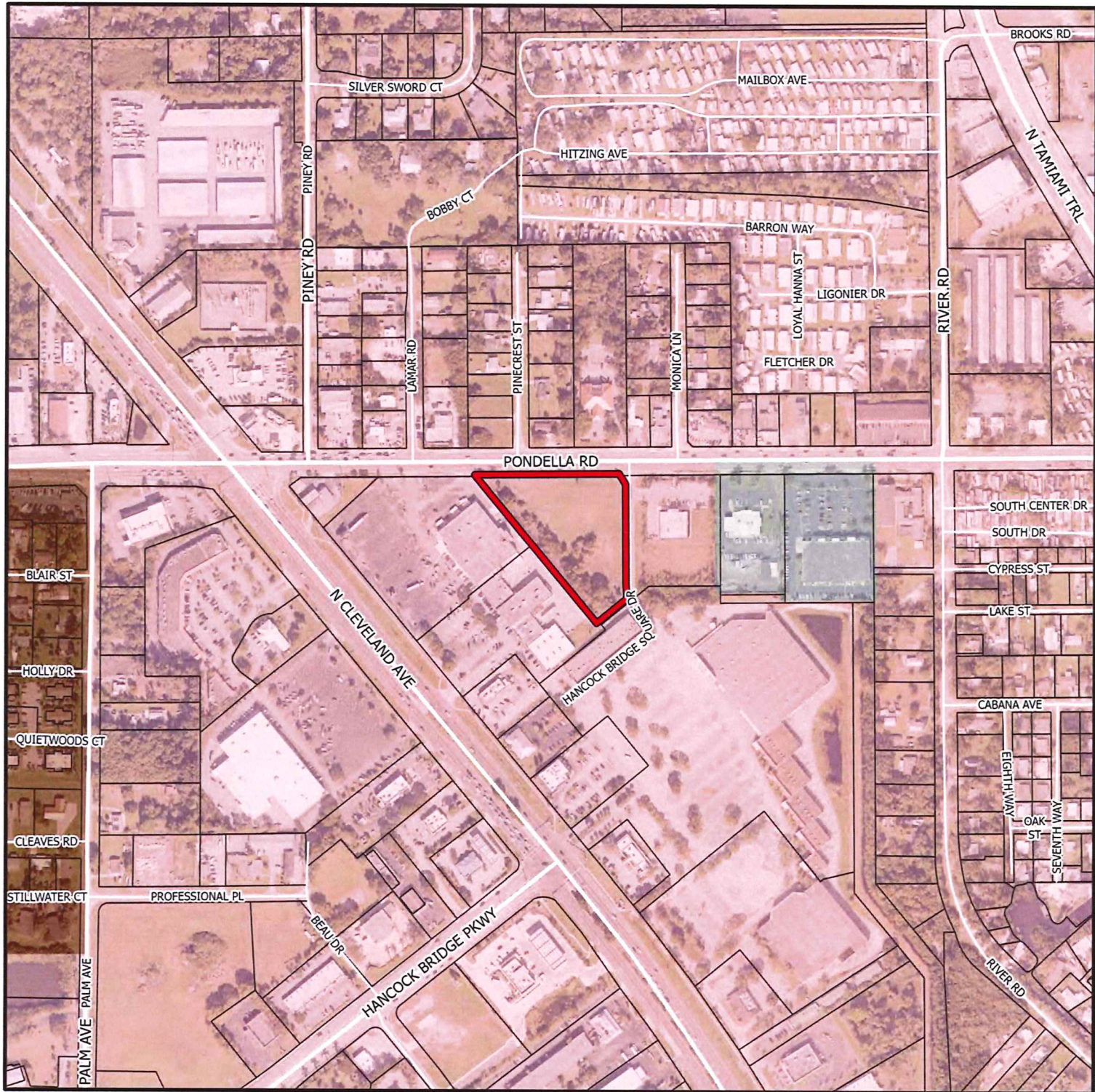
ATTACHMENT C

 Subject Property



0 500
Feet

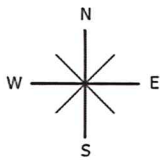




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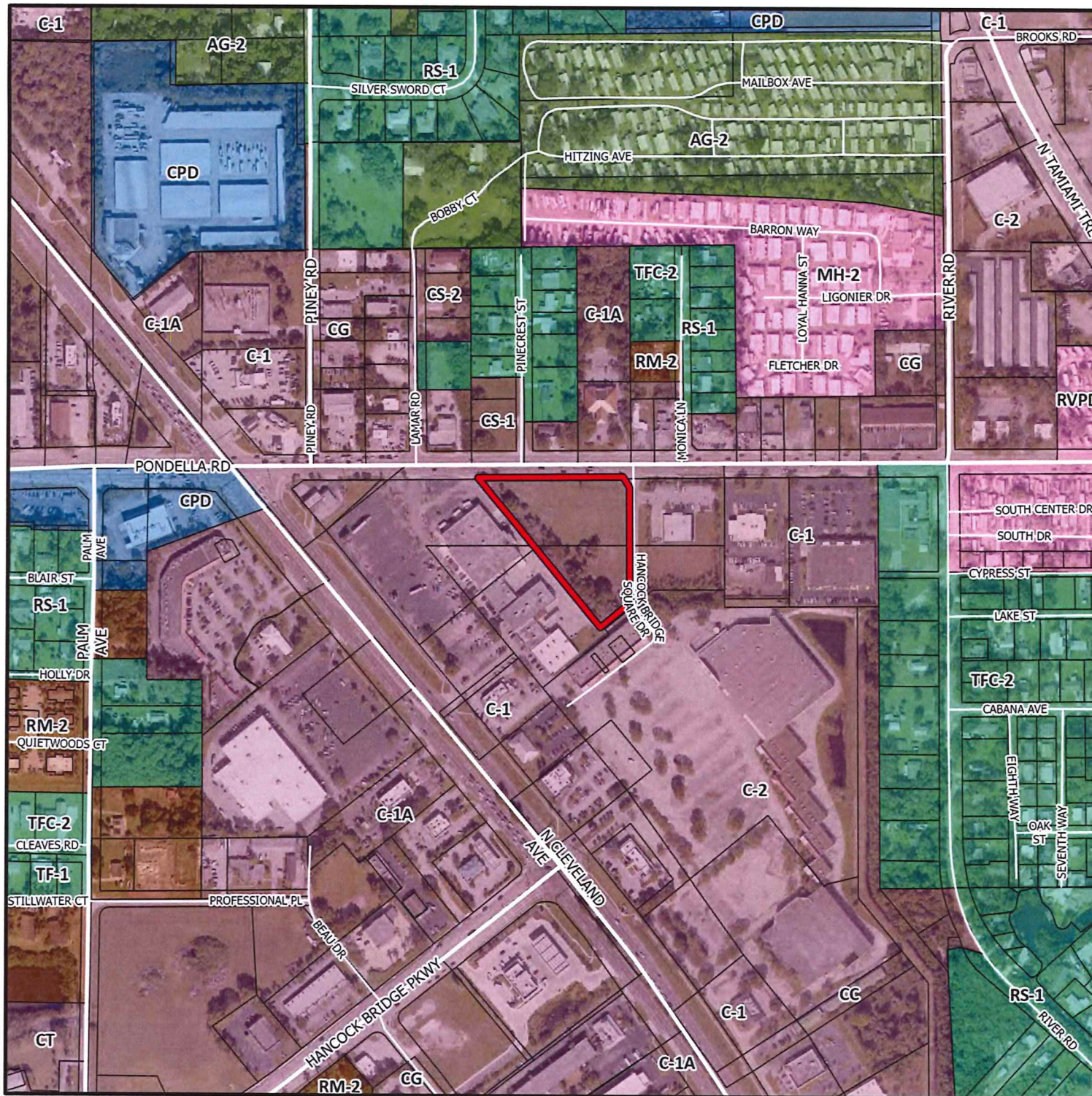
Future Land Use

-  Subject Property
-  Intensive Development
-  Central Urban
-  Public Facilities



0 500
Feet

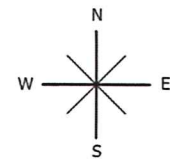




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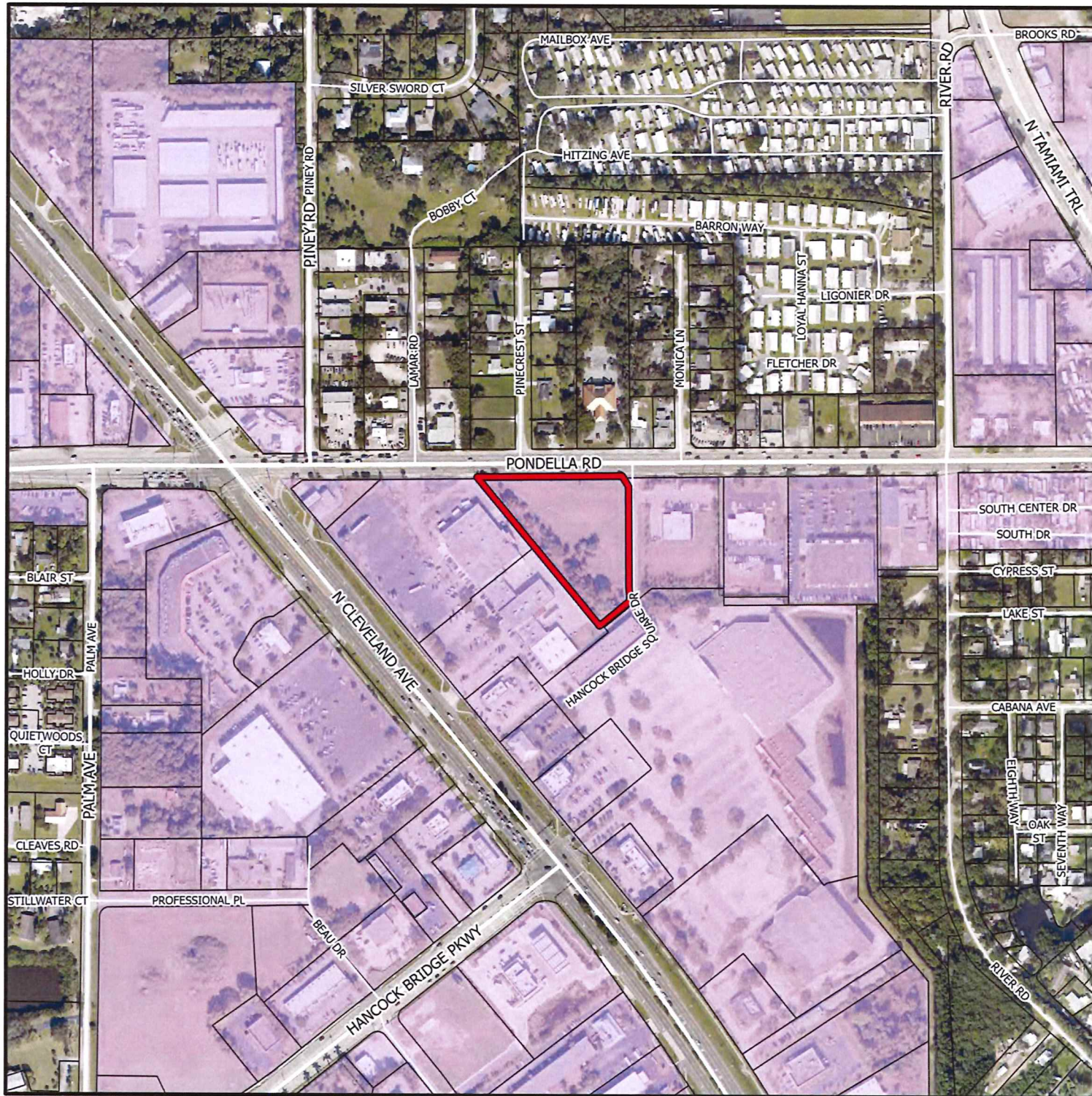
Zoning

 Subject Property



0 500
Feet

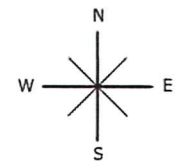




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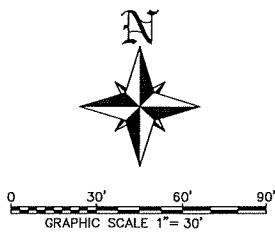
Mixed Use Overlay

-  Subject Property
-  Mixed Use Overlay



0 500
Feet

ATTACHMENT D



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
AE7
FLOOD ZONE:

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

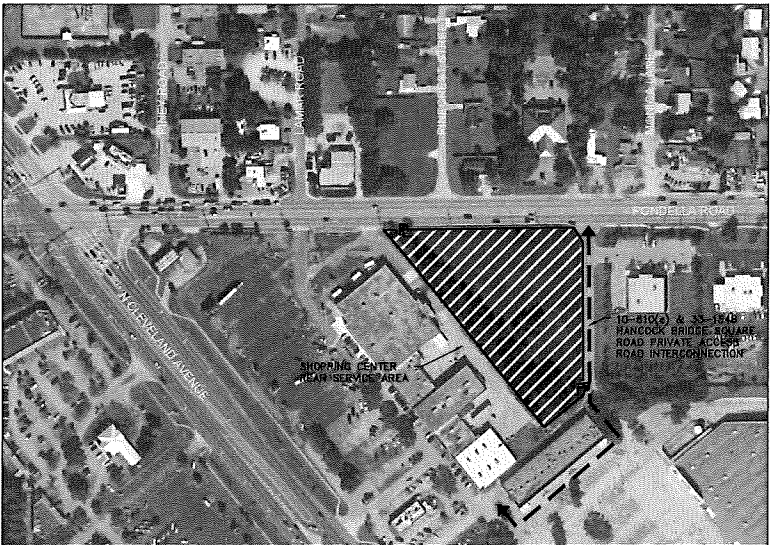
OPEN SPACE PROVIDED: (5.)
DETENTION AREA: 0.28 AC
EASEMENTS & BUFFERS: 0.53 AC
TOTAL PROVIDED OPEN SPACE: 0.81 AC

NATIVE OPEN SPACE REQUIRED: N/A

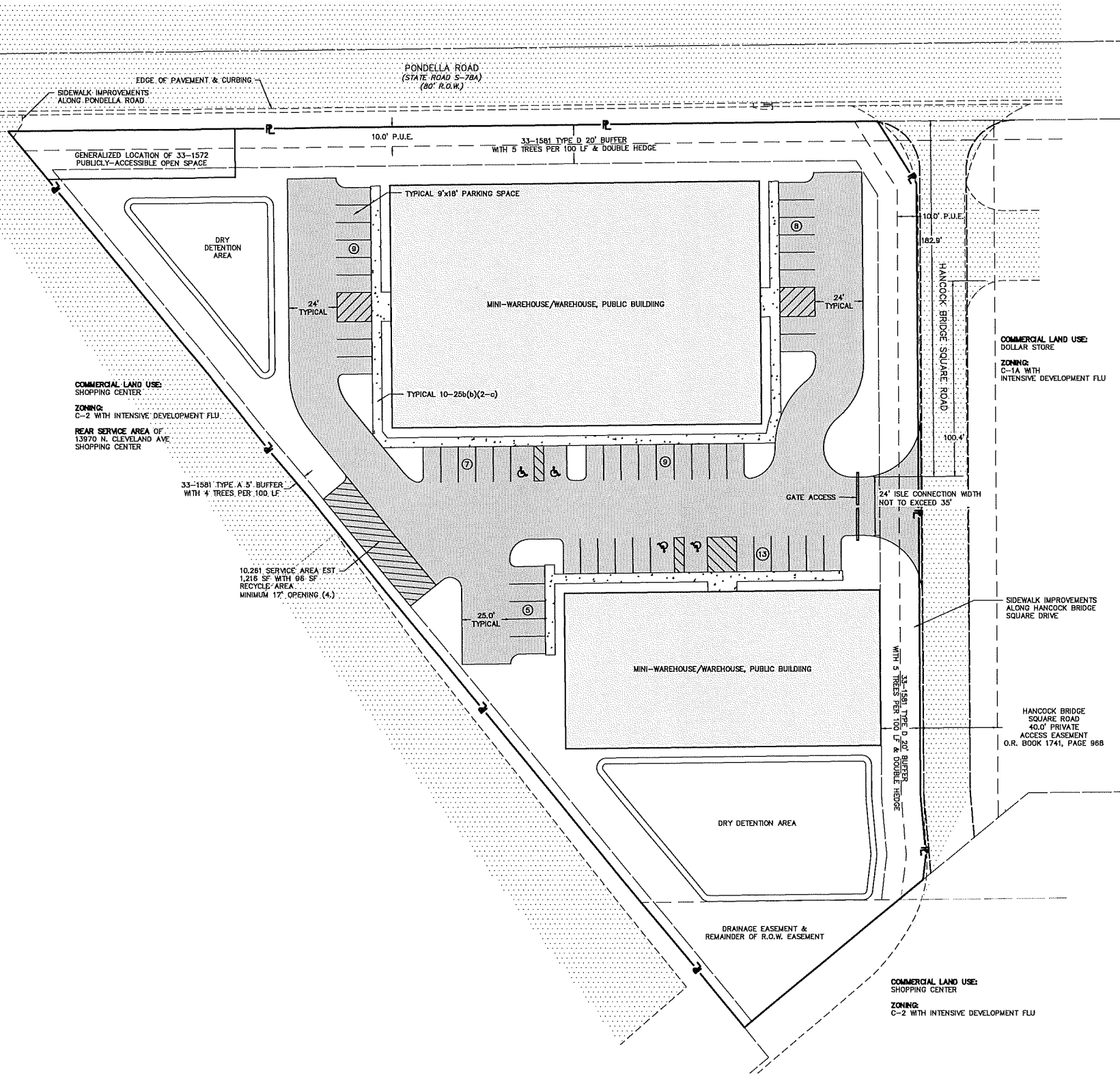
DEVELOPMENT INTENSITY & PARKING
PRELIMINARY DEVELOPMENT INTENSITY @ 150,000 SF (1.)
PRELIMINARY # SELF-STORAGE UNITS @ 1,275
REQUIRED PARKING 1 SPACE PER 25 UNITS
PRELIMINARY PARKING SPACES PROVIDED 51 (2.)
REQUIRED PARKING 51

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

NO.	DATE	REVISION DESCRIPTION	BY

StuartandAssociates, Inc.
2256 First Street Suite 148 Fort Myers, FL 33901
Greg@StuartandAssociates.com www.stuartandassociates.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

ATTACHMENT E



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 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". T*
 - 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:

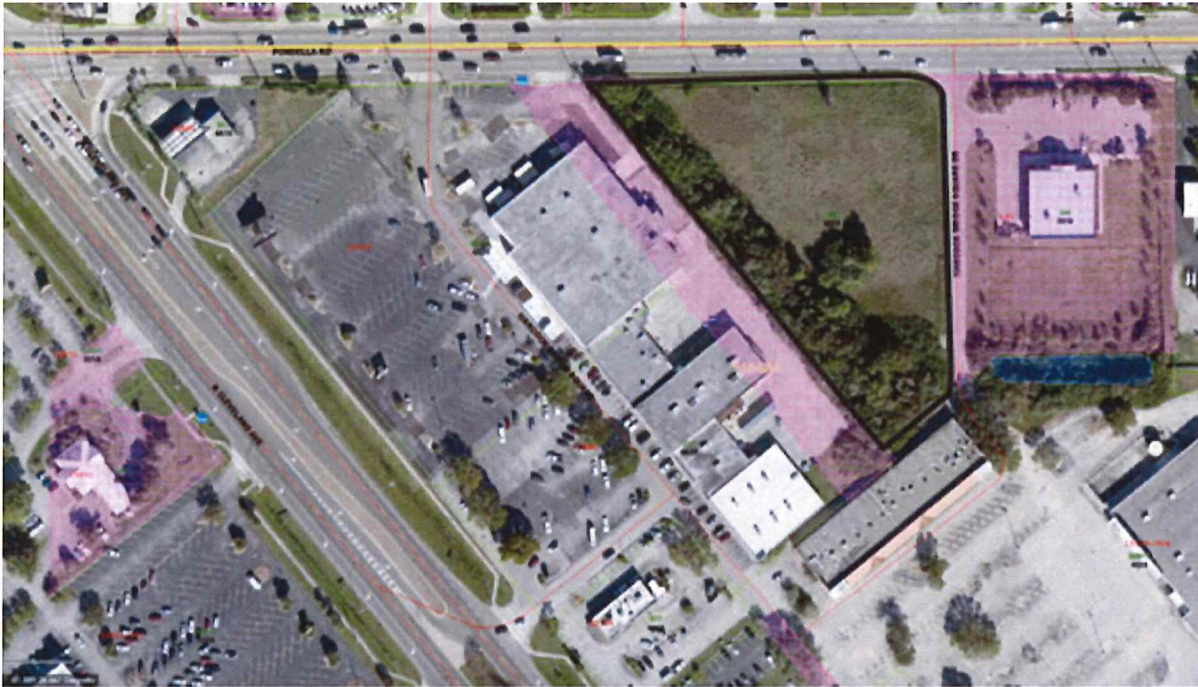
- RESPONSE _The Special Exception self storage project is compatible with the adjoining and adjacent commercial uses; located on the Pondella Rd. Commercial corridor the site is not adjacent to residential communities.

4. The request will not be injurious to the neighborhood or detrimental to the public welfare:

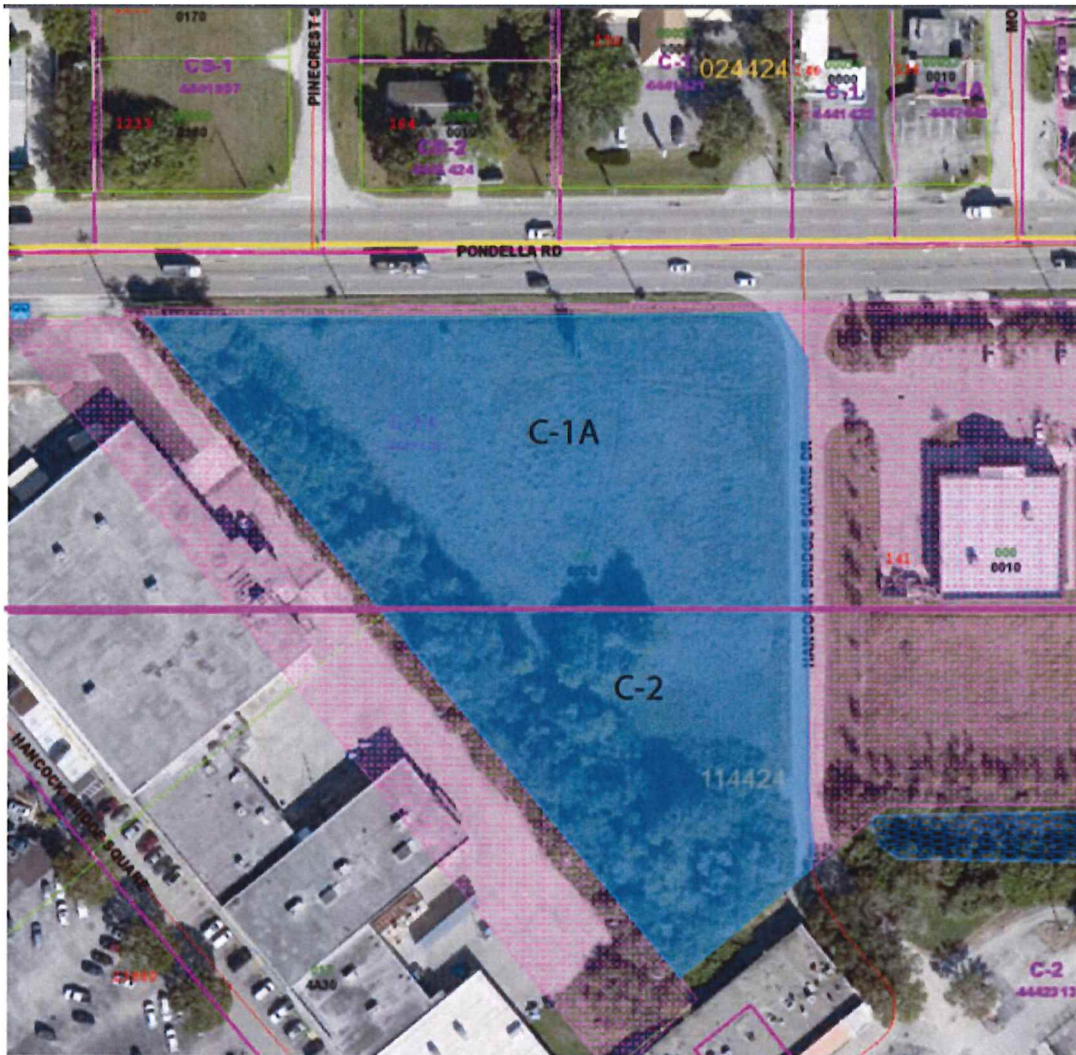
- RESPONSE: A self-storage use on the subject site will not be injurious or detrimental to the public welfare. As documented by the enclosed Lee County Utilities service availability letter, lot is serviced by the full range of public infrastructure and public safety services. As a centrally located 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.



The Compass One Holdings 2.9 Acre Pondella Rd. Parcel
ST # 114424L1280000020



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,

Greg Stuart, MAURP
GS/22023/application/22augstuart_pondella2.9requeststatement.pgs
CC: Anthony Robinette

ATTACHMENT F

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**

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- 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:

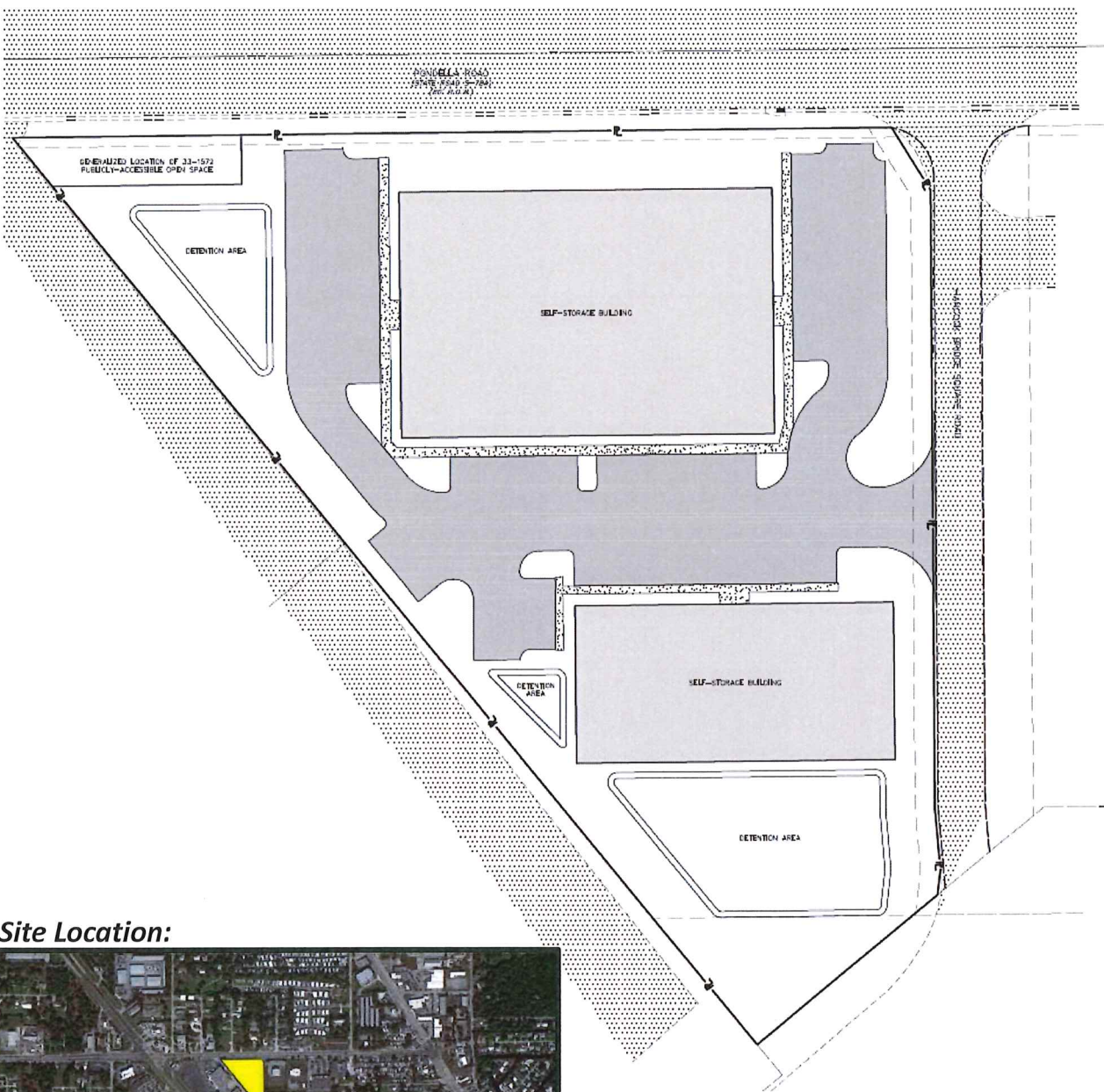
1. Intensity of development
2. Traffic generation estimate
3. Site plan illustrating site access locations plus other nearby access connections
4. Existing and projected background traffic on road facilities accessed
5. Directional orientation of trips at the site access points
6. Level of service analysis 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 (11th 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
Totals:				218		14	8	6		23	11	12

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

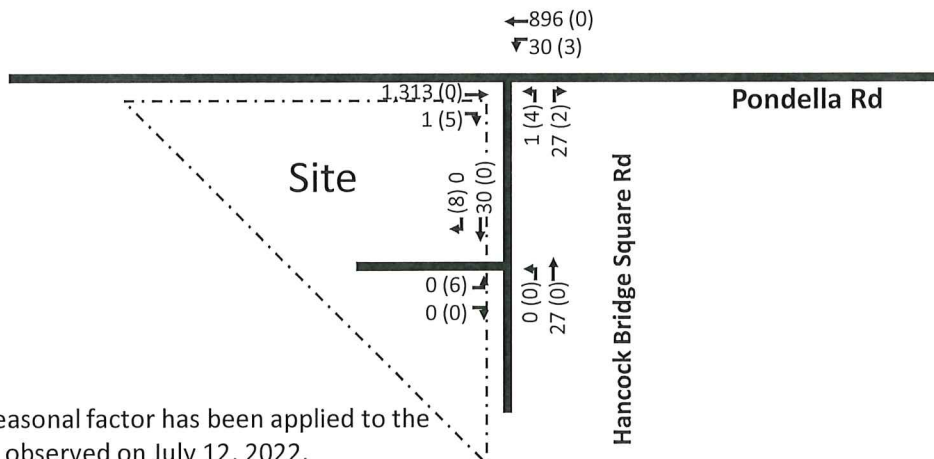
The mini-warehouse development will serve both residential land uses as well as businesses who need to store "stuff". As such, traffic from the site has been estimated to arrive and depart from the site similarly to retail land uses, since retail land uses serve both residential and other non-residential 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.

Legend

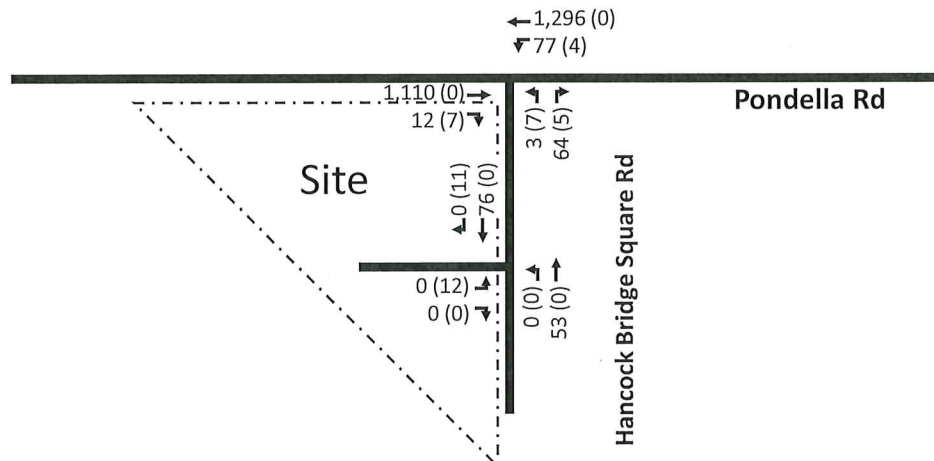
1,313 – 2022 100th Highest Hour
Background Traffic Estimate
(5) – Development Traffic



Notes:

1. A 1.06 seasonal factor has been applied to the volumes observed on July 12, 2022.
2. Slight differences in volumes from Pondella Rd to site are attributable to the Dollar General Store driveway.

A.M. Peak Hour Volumes



P.M. Peak Hour Volumes

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 100th 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

8/23/2021 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	STRINGELLOW RD	BURNT STORE RD	4LN	E	920	E	294	E	644	Constrained
...											
22290	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,091	B	1,176	
22390	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,094	B	1,150	
22490	PONDELLA RD	US 41	BUS 41	4LN	E	860	E	794	E	744	add segment from Hancock North (new)

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 100th 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

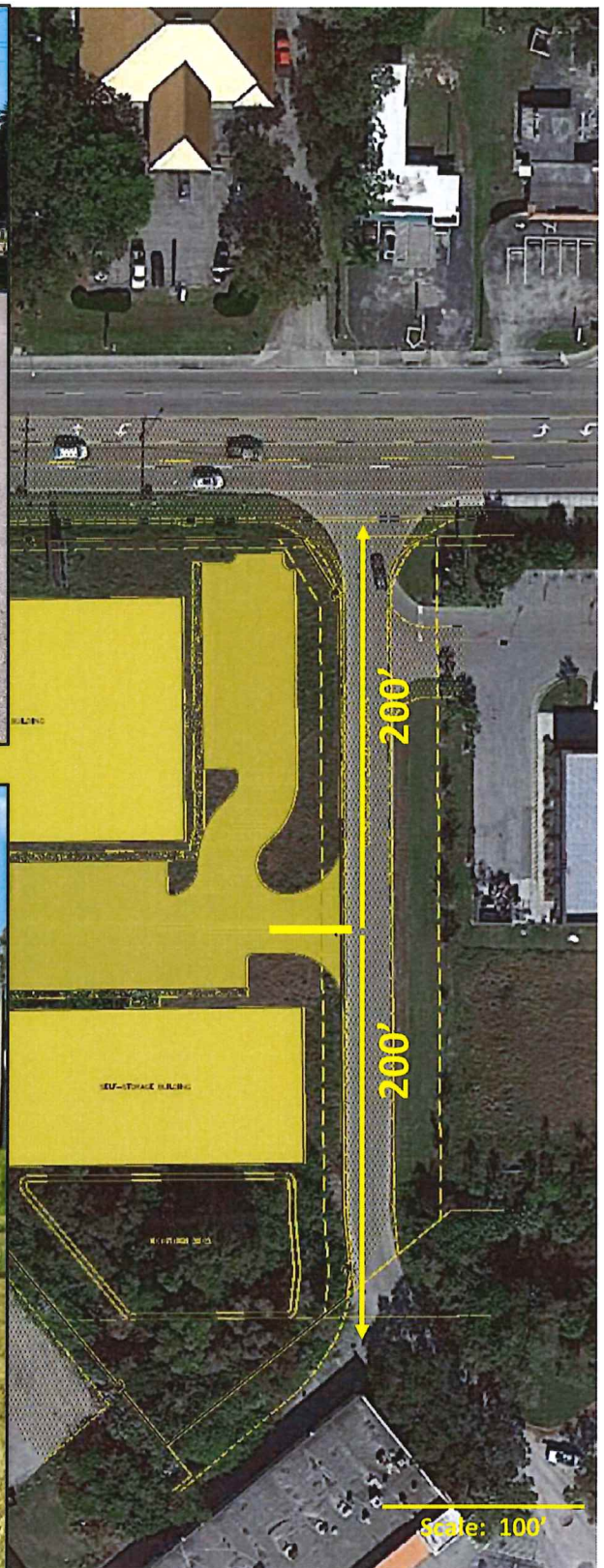
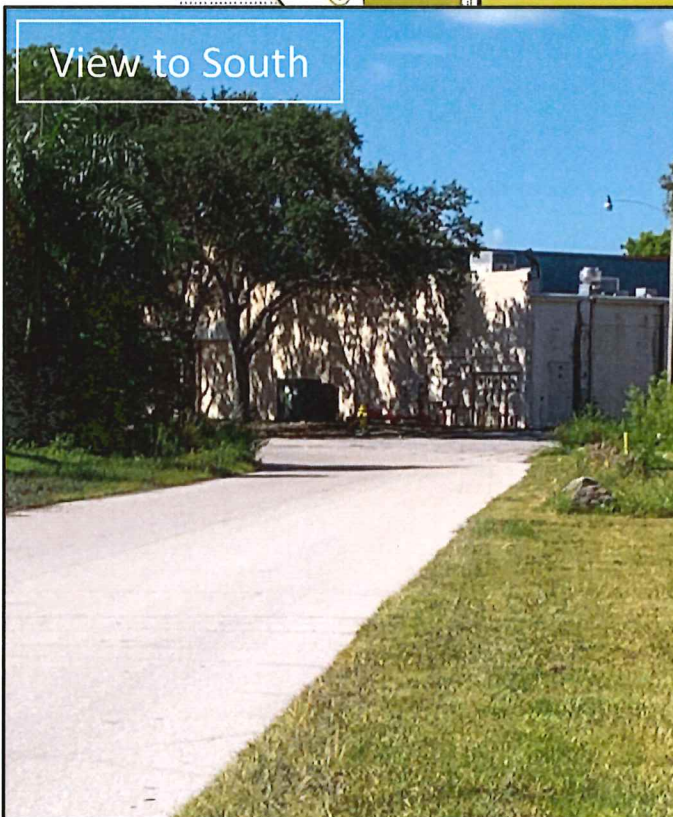
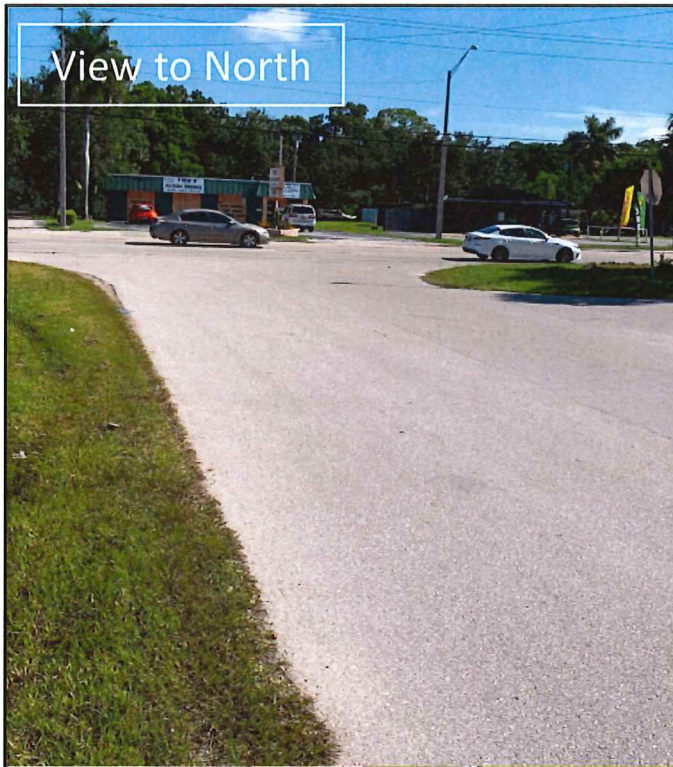
One of the warranting conditions relate to the volume of traffic on the roadway and the volume of traffic making the turning movements into the site. Simply stated, if 100% of the expected traffic entering the site (11 cars) were to come from the north, or if 100% of the traffic arrived from the south, 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
21100	PONDELLA RD	CITY LIMITS E OF	US 41	4LD	E	1,890	C	1,604	D	1,307	
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	1,104	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	RICH RD	4LN	E	860	C	72	C	541	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	151	150 bsl	151	227	0.10	15	9	8	0.17	26	12	14
Totals:			227			15	9	8		26	12	14

Source: 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 O liver
(813) 748-9188

From: Evans, Marcus <MEvans@leegov.com>
Sent: Wednesday, June 29, 2022 8:56 AM
To: William Oliver <bill@weo-pe.com>
Cc: Scholler, Jillian <JScholler@leegov.com>; Sutitarnnontr, Pakorn <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>
Sent: Tuesday, June 28, 2022 8:30 AM
To: Evans, Marcus <MEvans@leegov.com>
Cc: Scholler, Jillian <JScholler@leegov.com>; Wu, Lili <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>
Sent: Tuesday, June 28, 2022 7:38 AM
To: William Oliver <bill@weo-pe.com>
Cc: Scholler, Jillian <JScholler@leegov.com>; Wu, Lili <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

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>
Sent: Monday, June 27, 2022 9:46 AM
To: Evans, Marcus <MEvans@leegov.com>

Cc: 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, 3rd Floor, Fort Myers, FL 33901

office: (239) 533-8591

cell: (239) 229-4006

email: JScholler@leegov.com

web: 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>

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.O liver, P E., PTO E

President

W E.O liver, P E., LLC

Transportation Planning/Traffic Engineering

Phone: (813) 748-9188

E-mail: bill@weo-pe.com

Website: www.weo-pe.com

Appendix B

Traffic Count Reports

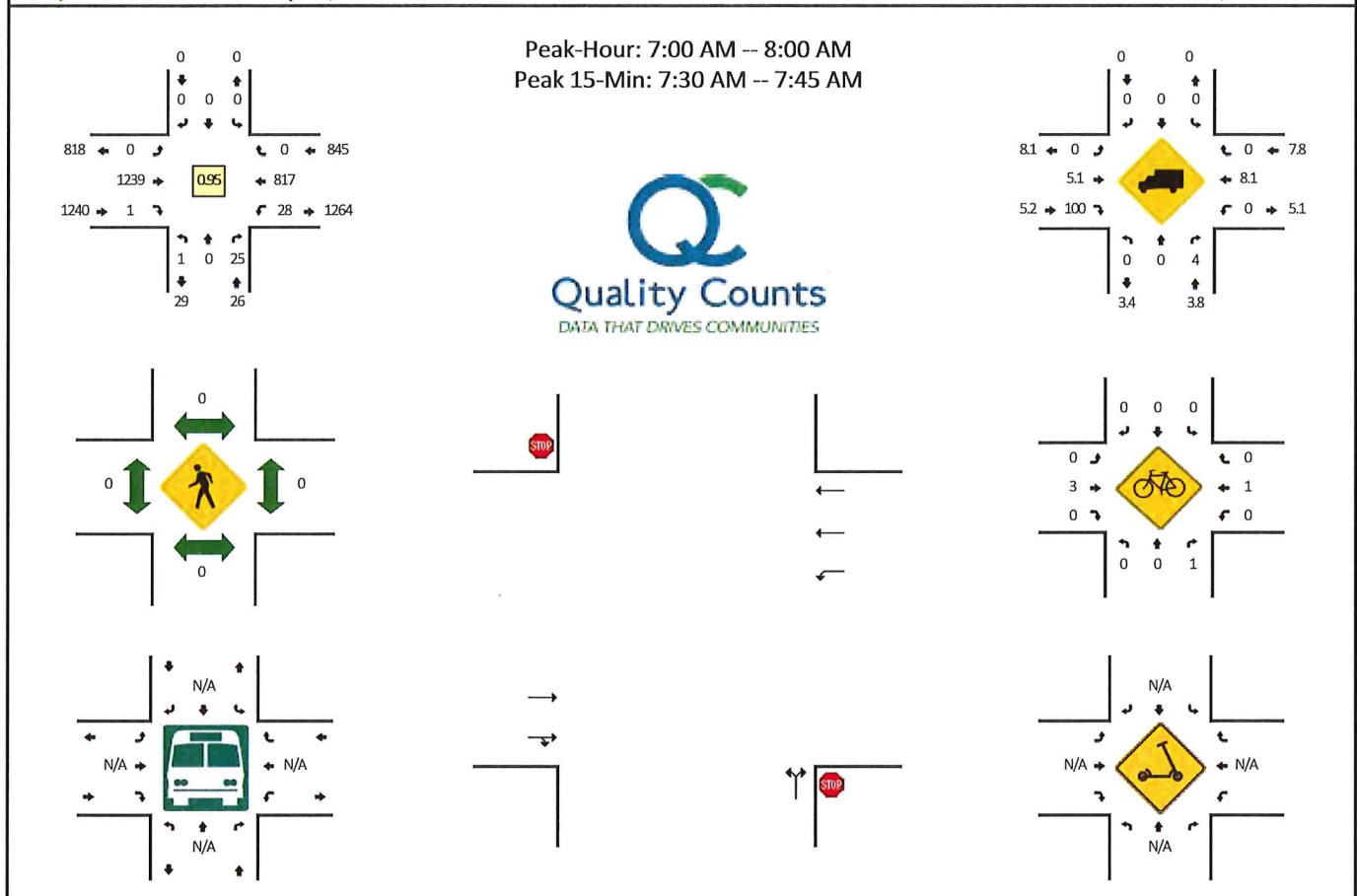
7/20/2022

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

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	
Scooters																		

Comments:

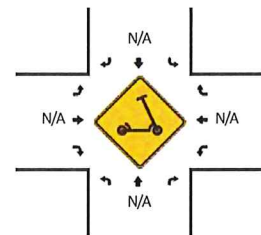
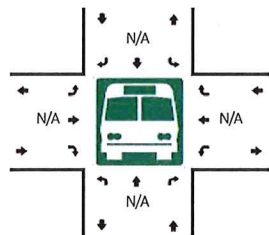
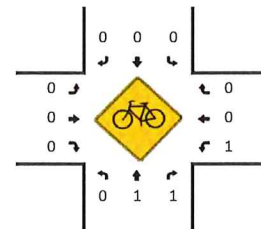
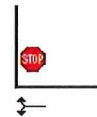
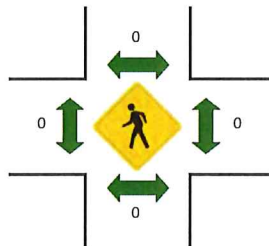
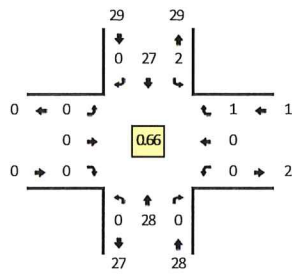
Report generated on 7/19/2022 3:19 PM

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

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

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

Peak-Hour: 7:30 AM -- 8:30 AM
 Peak 15-Min: 7:45 AM -- 8:00 AM



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																		

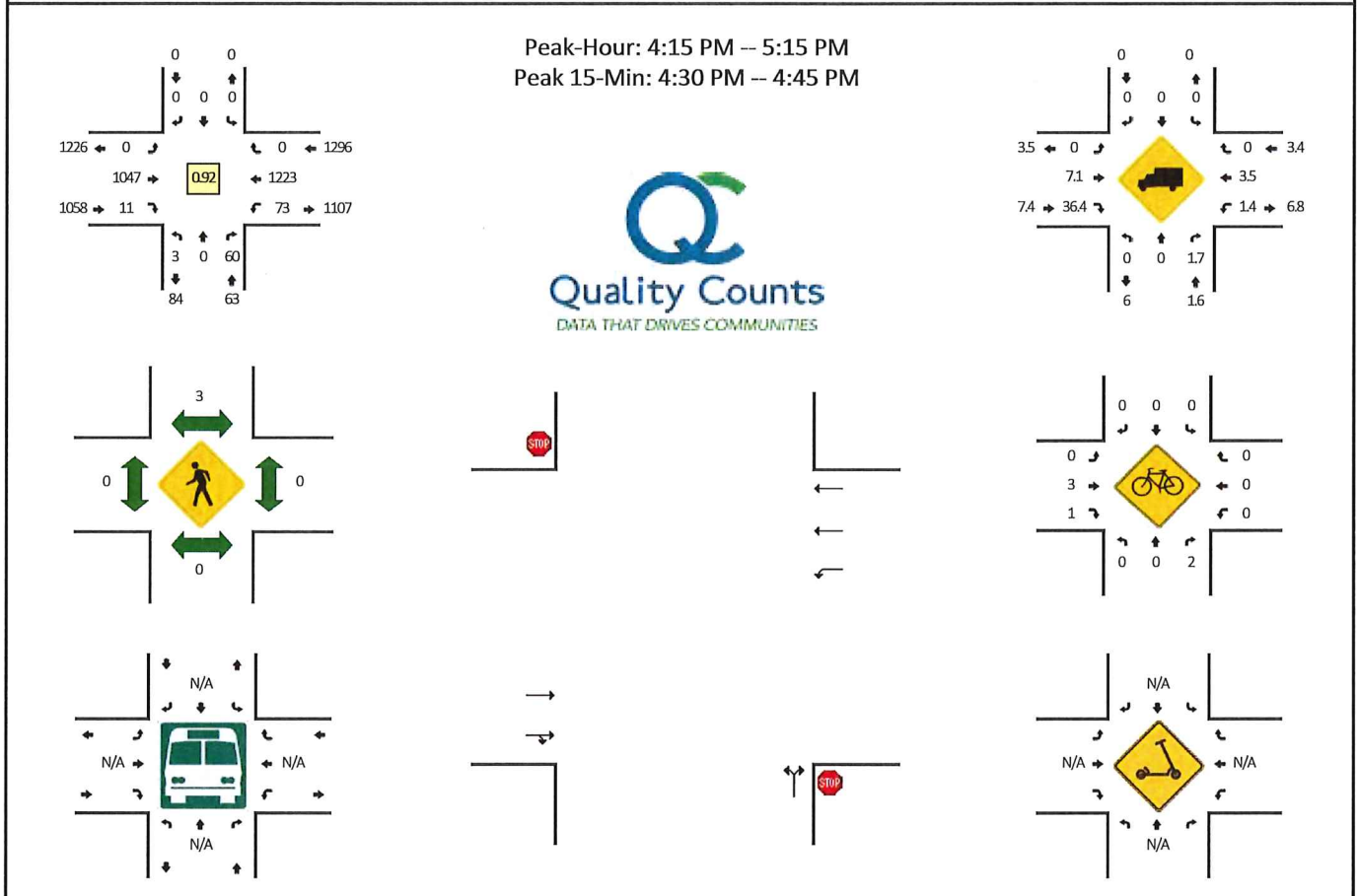
Comments:

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 #: 15874507
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																		

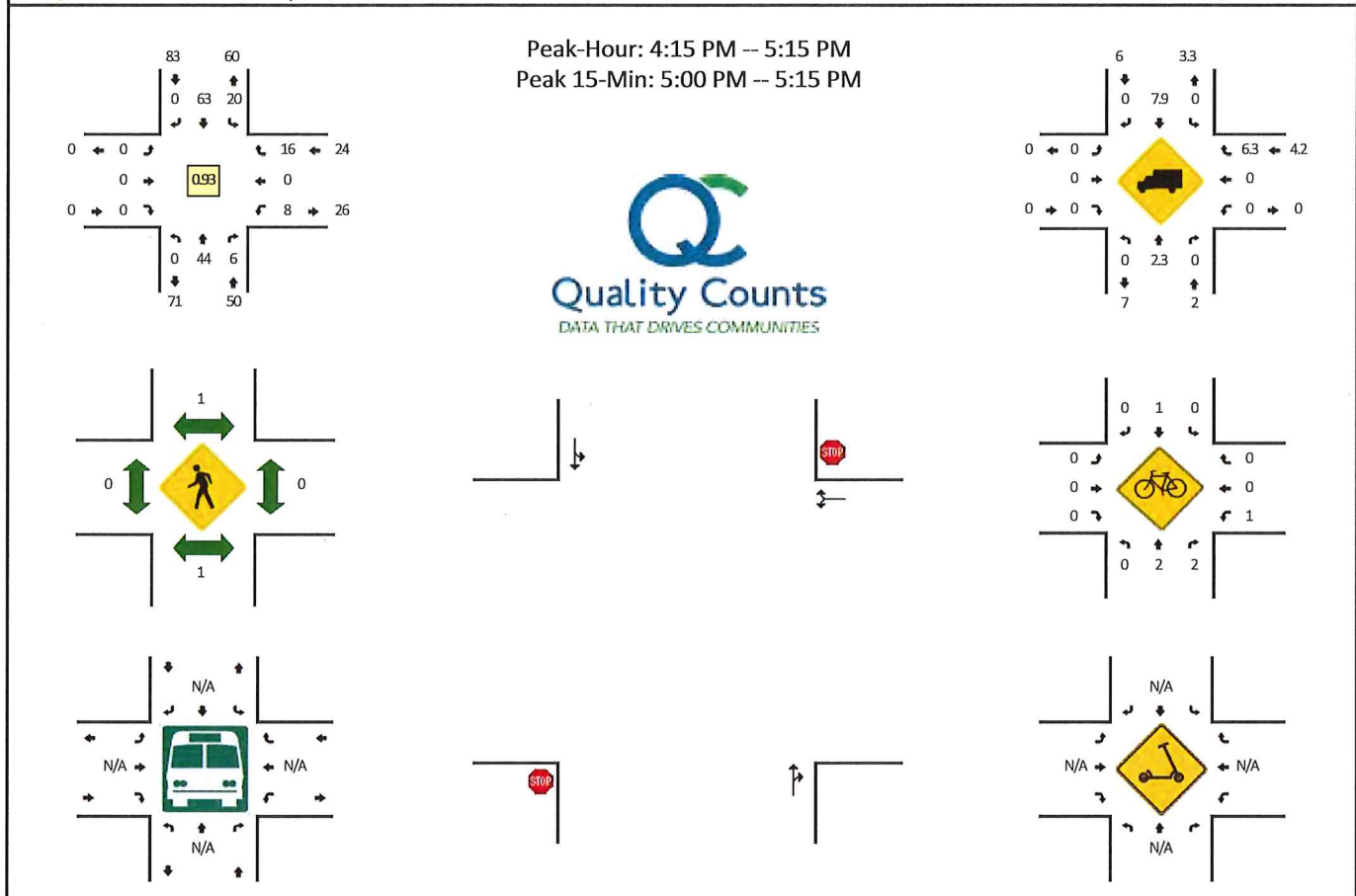
Comments:

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

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

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	
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

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

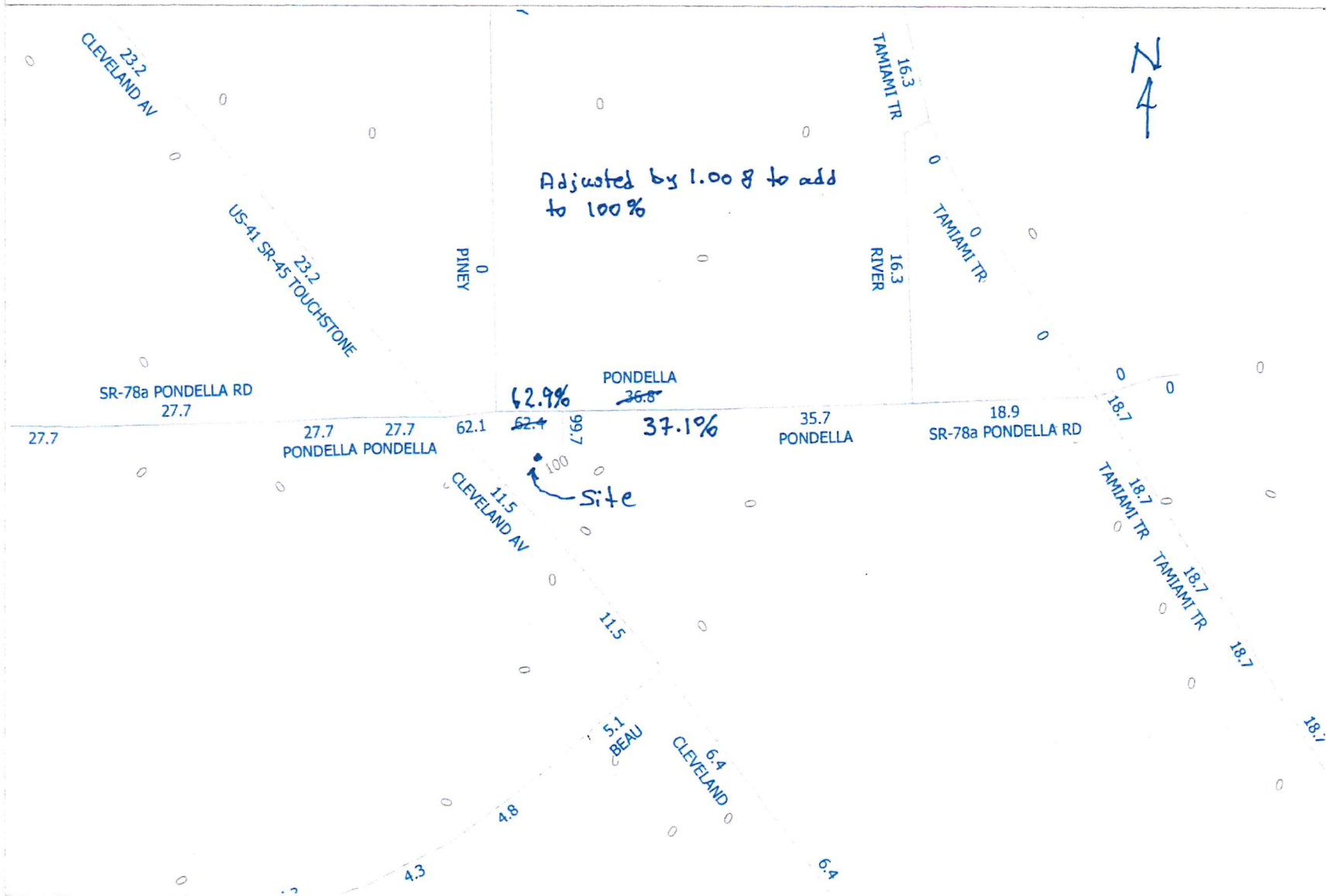
830UPD

1_1243_PKSEASON.TXT

Appendix C

D1RPM Select-Zone Plot

***D1RPM v2.0 Select-Zone Assignment
Compass One Site***



cube

(Licensed to W.E. Oliver, P.E., LLC)

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 DISTRIC	LENGTH (MILE)	ROAD 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

D-1

HCM 6th TWSC
3: HBSD & Driveway

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	Y			↑	↑	
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	-	-

ATTACHMENT G



DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Adam Mendez, Planner, Senior

From: Md Rakibul Alam, Senior Transportation Planner

Date: April 20, 2023

Subject: The Pondella 2.9 Self-storage (SEZ2022-00010) Transportation-Related Analysis

Proposed Development

This application requests approval to allow approximately 150,000 sq. ft. of self-storage uses within the parcel's C-1A and C-2 zoning areas.

Site Location

The subject property comprises an undeveloped parcel of land measuring approximately 2.9 acres in size. It is situated at a distance of approximately 700 feet to the east of the intersection of N. Cleveland Avenue and Pondella Road.

Site Access

The means of ingress to the aforementioned property shall be facilitated by a solitary (1) planned driveway situated on the Hancock Bridge Square Road, which is a non-county maintained thoroughfare, located on the eastern perimeter of the property.

Trip Generation Review

The trip generation for this proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 11th Edition Report. Table 1 outlines the proposed project's trip generation for weekday AM and PM peak hour and daily traffic volumes.

Table 1: Trip Generation

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Mini-Warehouse (150,000 sq. ft.) (ITE code - 151)	8	6	14	11	12	23	218

Level of Service Analysis for Roadway segments and Intersections

As the proposed project is not anticipated to result in a weekday peak hour trip generation increase of over 100 trip ends, a detailed analysis of the link level of service and intersections level of service is deemed unnecessary.

Conclusion

The proposed project will not have a detrimental impact on the surrounding roadway system.

ATTACHMENT H



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.

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

ATTACHMENT I

1968 Aerial Photograph



★ Subject Property



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

ATTACHMENT K

RESOLUTION NO. 7Z 66-26

The following resolution was offered by Commissioner Bruce J. Scott, seconded by Commissioner Kenneth Daniels, and upon poll of members present the vote was as follows:

Julian Hudson	aye
Herman Hastings	aye
Kenneth Daniels	aye
P. A. Geraci	aye
Bruce J. Scott	aye

WHEREAS, Parker Holt and Heard Edwards, Trustees, have applied for a zone change from GU to a Special Permit for a Trailer Park, RU-3, BU-1, BU-2, and IU on the following described property located on both sides of New North Tamiami Trail between River and Pondella Road, North Fort Myers:

Parcel A: A tract or parcel of land lying the NW $\frac{1}{4}$ of the Section 11, Twp. 44S, Rge. 24E, Lee County, Florida, which tract or parcel is described as follows:

From the NW corner of said fraction of a section run S 00° 30' 30" W alg the W line of said Section for 45.65 ft. to a point on the S line (40 ft. from the centerline) of Pondella Road (State Road No. S 76-A) thence run N 89° 24' 10" E alg said S line for 575.14 ft. to a point on the NEly line (100 ft. from the centerline) of St. Rd. No. 45, Section No. 12010-2121 and the point of beginning of the lands herein described.

From said point of beginning continue N 89° 24' 10" E alg said Sly line of Pondella Road for 1,355.64 ft. to an intersection with a line parallel with and 710 ft. Wly (as measured on a perpendicular) from the E line of said fraction of a section; thence run S 0° 29' 10" E alg said line parallel with and 710 ft. Wly from said E line of said fraction of a section for 400.0 ft; thence run S 89° 24' 10" W parallel with said S line of said Pondella Road for 516.70 ft.; thence run S 50° 31' 59" W perpendicular to said NEly line of said St. Rd. No. 45 for 400 ft. to a point on said NEly line; thence run N 39° 28' 01" W alg said NEly line for 836.16 ft. to the POB. Bearings hereinabove mentioned are from those shown on said center-line survey of State Road No. 45.

Parcel B: A tract or parcel of land lying Government Lot 2 and the NE $\frac{1}{4}$ of Section 11, Twp. 44S, Rge. 24E, Lee County, Florida, which tract or parcel is described as follows:

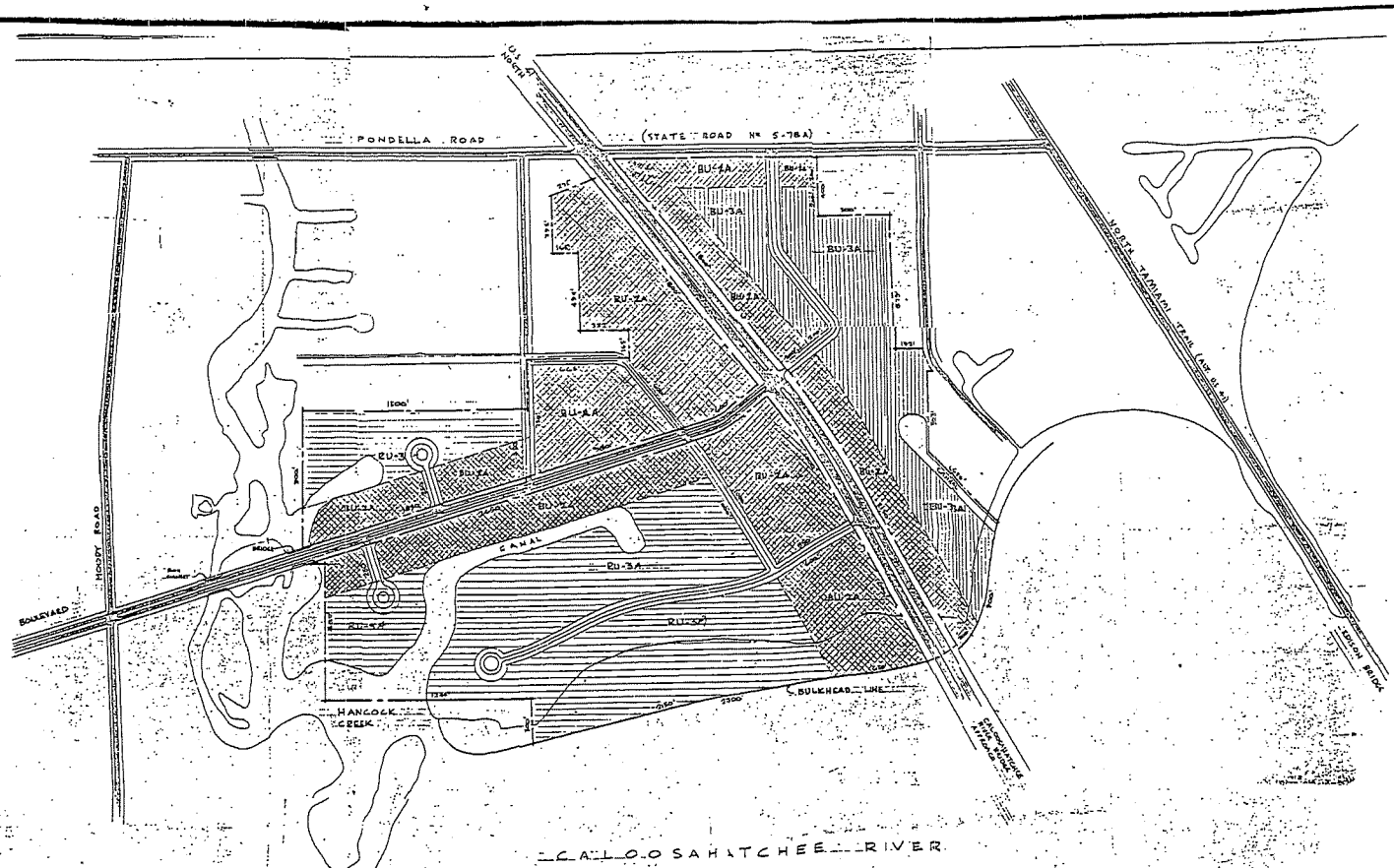
From the NW corner of said Section 11 run S 00° 30' 30" W alg the W line of said Section for 45.65 ft. to a point on the S line (40 ft. from the centerline) of Pondella Road (St. Rd. No. S-78A); thence run N 89° 24' 10" E along said S line for 575.14 ft. to a point on the NEly line (100 ft. from the centerline) of St. Rd. No. 45, Section 12010-2121; thence run S 39° 28' 01" E alg said NEly line for 836.16 ft. to the point of beginning of the lands herein described. From said POB continue S 39° 28' 01" E alg said NEly line for 837.06 ft. to a point of curvature; thence run SEly alg the arc of a curve to the right of radius 5,829.58 ft. for 599.57 ft. to an intersection with a line radial to said curve bearing S 56° 25' 44" W; thence run N 56° 25' 44" E alg said line for 791.97 ft. to a point on the SWly line (30 ft. from the centerline) of a County road known as River Road; thence run NWly alg the arc of a curve to the right of radius 600 ft. (chord bearing N 15° 47' 30" W for 80.59 ft. to an intersection with the S line of the NE $\frac{1}{4}$ of said fraction of a section; thence run S 89° 31' 10" W alg said S line for 191.36 ft. to an intersection with a line parallel with and 210 ft. (as measured on a perpendicular)

Wly from the E line of the $\frac{1}{4}$ of said Section 11, thence run N $0^{\circ} 29' 10''$ W alg said line parallel with and 210 ft. Wly from said E line for 879.15 ft. to an intersection with a line parallel with and 400.0 ft. (as measured on a perpendicular) Sly from said Sly line of said Pondella Road; thence run S $89^{\circ} 24' 10''$ W alg said line parallel with and 400.0 ft. Sly from said Sly line of said Pondella Road for 1,018.70 ft. to an intersection with a line perpendicular to said NEly line of said St. Rd. No. 45 passing through the POB; thence run S $50^{\circ} 31' 59''$ W alg said line for 400 ft. to the POB.
Bearings hereinabove mentioned are from those shown on said centerline survey of State Road No. 45.

Parcel C: A tract or parcel of land lying in Government Lot 2 and 3 and the $\frac{1}{4}$ of Section 11, Twp. 44S, Rge. 24E, Lee County, Florida, which tract or parcel is described as follows:
From the NW corner of said Section 11 run S $0^{\circ} 30' 30''$ W alg the W line of said Section for 45.65 ft. to a point on the S line (40 ft. from the centerline) of Pondella Road (State Road No. S-78A); thence run N $89^{\circ} 24' 10''$ E alg said S line for 575.14 ft. to a point on the NEly (100 ft. from the centerline) of St. Rd. No. 45, Section 12010-2121; thence run S $39^{\circ} 28' 01''$ E alg said NEly line for 1,675.22 ft. to a point of curvature; thence run SEly alg the arc of a curve to the right of radius 5,829.58 ft. (chord bearing S $36^{\circ} 31' 09''$ E) for 599.87 ft. to an intersection with a line radial to said curve bearing S $56^{\circ} 25' 44''$ W and the point of beginning of lands herein described.
From said POB run N $56^{\circ} 25' 44''$ E alg said line for 791.97 ft. to an intersection with the SWly line (30 ft. from the centerline) of the County Road known as River Road; thence run SEly alg said SWly line alg the arc of a curve to the left of radius 600 ft. (chord bearing S $23^{\circ} 29' 14''$ E) for 80.59 ft.; thence run S $89^{\circ} 30' 50''$ W for 34.69 ft. to a point on the W line of said Gov. Lot 2, said point bearing S $0^{\circ} 29' 10''$ E a distance of 351.8 ft. from the NW corner of said Lot 2; thence continue S $0^{\circ} 29' 10''$ E alg the W line of said Lot 2 for 503.65 ft.; thence run S $45^{\circ} 46' 00''$ E for 530 ft. more or less to the waters of the Caloosahatchee River; thence run SWly, Sly, SWly and Wly alg said waters to an intersection with said NEly line of said St. Rd. No. 45; thence run NWly alg said NEly line to the POB.
Bearings hereinabove mentioned are those shown on the centerline survey of said State Road No. 45.

Parcel D: A tract or parcel of land lying in the NW $\frac{1}{4}$ of Section 11, Twp. 44S, Rge. 24E which tract or parcel is described as follows:
From the NW corner of said fraction of a section run S $0^{\circ} 30' 30''$ W alg the W line of said Section for 45.65 ft. to a point on the Sly line (40 ft. from the centerline) of Pondella Road (State Road No. S-78A); thence run N $89^{\circ} 24' 10''$ E alg said South line for 318.26 ft. to a point on the SWly line (100 ft. from the centerline) of St. Road No. 45, Section No. 12010-2121; thence run S $39^{\circ} 28' 01''$ E alg said SWly line for 160 ft. to the POB of the lands herein described.
From said POB run S $68^{\circ} 32' 00''$ W for 275.78 ft. to a point on the W line of the $\frac{1}{4}$ of the $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11; thence run S $0^{\circ} 26' 50''$ W alg the W line of said fraction of a section for 391.71 ft. to the SW corner thereof; thence run N $89^{\circ} 31' 20''$ E for 165.72 ft. alg the S line of said fraction of a section to the SE corner thereof; thence run S $0^{\circ} 23' 10''$ W alg the E line of the $\frac{1}{4}$ of the $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ for 494.97 ft. to the NW corner of the $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence run N $89^{\circ} 31' 10''$ E for 332.50 ft. to the NE corner of said fraction of a section; thence run S $0^{\circ} 15' 40''$ W for 164.98 ft. to the SE corner of said fraction of a section; thence run N $50^{\circ} 31' 59''$ E perpendicular to said SWly line of St. Rd. No. 45 for 149.06 ft. to an intersection with a line parallel with and 400 ft. SWly (as measured on a perpendicular) from said SWly line of said St. Rd. No. 45; thence run S $39^{\circ} 28' 01''$ E alg said line (parallel with and 400 ft. SWly from said SWly line) for 638.76 ft.; thence run S $36^{\circ} 31' 09''$ E for 537.92 ft.; thence run N $56^{\circ} 25' 34''$ E for 400 ft. to a point on the SWly line of said St. Rd. No. 45; thence run NWly alg the arc of a curve to the left of radius 5,629.58 ft. (chord bearing N $36^{\circ} 31' 09''$ W for 579.29 ft. to a point of tangency; thence run N $39^{\circ} 28' 01''$ W alg said tangent for 1,655.96 ft. to the POB.
Bearings hereinabove mentioned are from those shown on said centerline survey of State Road No. 45.

adopted
by County Commission
April 13, 1966



ZONING LEGEND
 RU-3
 SU-2A
 SU-3A

ZONING PLAN SCALE 1" = 500'
NORTH RIVER MILE PROPERTY
 NORTH FORT MYERS, LEE COUNTY, FLORIDA
 MCBRYDE AND PARKER A.T.A. ARCHITECTS
 3150 MYERSBORO BOULEVARD, FORT MYERS, FLORIDA

EXHIBIT A

Z-66-26

Z-66-26