



CPA2025-00007

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Fort Myers, FL 33919

Phone: 239-433-4231

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Certificate of Authorization # 29086

July 5, 2025

Brandon Dunn
Planning Manager
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
JUL 07 2025

COMMUNITY DEVELOPMENT

Reference: Application for Comprehensive Plan Amendment - Map
± 9.42-acres at 333 Pondella Road, North Fort Myers
Lee County S10-T44S-R24E

Dear Mr. Dunn,

Attached herewith is a completed application and associated support material for a Comprehensive Plan Amendment – Map. The Applicant is requesting to amend Lee Plan Map 4-B by adding the subject property to the Lee County Utilities Future Sewer Service Area Map.

Please find attached the following items in relation to this application:

1. One (1) copy of the completed Application for a Comprehensive Plan Amendment – Map, Exhibit M1;
2. One (1) copy of the notarized Disclosure of Interest Affidavit, Exhibit M2;
3. One (1) copy of the Surrounding Property Owners List, Mailing Labels and Map for all parcels within 500 feet of the Subject Property, Exhibit M3;
4. One (1) copy of the Existing and Proposed Future Land Use Map 4-B, Exhibit M4;
5. One (1) copy of the Map and Description of Existing Land Uses of the Subject Property and Surrounding Properties, Exhibit M5;
6. One (1) copy of the Map and Description of Existing Zoning of the Subject Property and Surrounding Properties, Exhibit M6;
7. One (1) signed and sealed Legal Description and Sketch of the Description for each FLUC Proposed, Exhibit M7;
8. One (1) copy of the Warranty Deed of the Subject Property, Exhibit M8;
9. One (1) copy of the Aerial Map showing the Subject Property and Surrounding Properties, Exhibit M9;

10. One (1) copy of the Authorization Letter from the Property Owner(s) Authorizing the Applicant to Represent the Owner, Exhibit M10;
11. One (1) copy of the Proposed Amendment, Exhibit M11;
12. One (1) copy of the Lee Plan Analysis, Exhibit M12;
13. One (1) copy of the Environmental Impacts Analysis, Exhibit M13;
14. One (1) copy of the Historic Resources Impact Analysis, Exhibit M14;
15. One (1) copy of the Public Facilities Impacts Analysis, Exhibit M15;
16. One (1) copy of the Traffic Circulation Analysis, Exhibit M16;
17. One (1) copy of the Existing and Future Conditions Analysis – Sanitary Sewer, Exhibit M17;
18. One (1) copy of the Letter of Determination for the Adequacy and Provision of Existing/Proposed Support Facilities, Exhibit M18;
19. One (1) copy of the State Policy Plan and Regional Policy Plan, Exhibit M19;
20. One (1) copy of the Justification of Proposed Amendment, Exhibit M20; and
21. One (1) copy of the Planning Communities/Community Plan Area Requirements, Exhibit M21.

Your time and attention to this matter is greatly appreciated. Should County staff require additional information or have any questions regarding this submittal, please feel free to contact this office.

Sincerely,

TDM CONSULTING, INC.



Veronica Martin
Senior Planner



EXHIBIT M-1

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Pondella Holdings

Project Description: Add subject property to the Lee County Utilities Future Sewer Service Area Map - Lee Plan Map 4-B

Map(s) to Be Amended: 4-B

State Review Process: ☒ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

1. **Name of Applicant:** Pondella Holdings, LLC

Address: 204 Lafayette St, #2

City, State, Zip: Schenectady, NY 12305

Phone Number: 518-527-2794

E-mail: trossi@redburndev.com

2. **Name of Contact:** Veronica Martin, TDM Consulting, Inc.

Address: 1520 Royal Palm Square Blvd, Suite 100

City, State, Zip: Fort Myers, FL 33919

Phone Number: 239-433-4231

E-mail: vmartin@tdmconsulting.com

3. **Owner(s) of Record:** Pondella Holdings, LLC

Address: Same as Applicant

City, State, Zip: _____

Phone Number: _____

E-mail: _____

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4. **Property Location:**

1. Site Address: 333 Pondella Rd, North Fort Myers 33903

2. STRAP(s): 10-44-24-L2-00018.0010

5. **Property Information:**

Total Acreage of Property: 6.42

Total Acreage Included in Request: 6.42

Total Uplands: 6.42

Total Wetlands: 0.0

Current Zoning: C-1, C-1A, CT and RS-1

Current Future Land Use Category(ies): Central Urban

Area in Each Future Land Use Category: 6.42 ac in Central Urban FLU category (100%)

Existing Land Use: vacant

6. **Calculation of maximum allowable development under current Lee Plan:** Lee Plan Standard 4.1.2 Sewer

Residential Units/Density: 2.5 du/ac

Commercial Intensity: 30,000 sf

Industrial Intensity: 0

16 dwelling units

5,000 gpd

7. **Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 64/96 bonus

Commercial Intensity: 64,000 sf +/-

Industrial Intensity: 0

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M2)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Existing Future Land Use Map (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Proposed Amendments (Exhibit – M11)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M15)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M16)
<input checked="" type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
<input checked="" type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M19)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M20)
<input checked="" type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

EXHIBIT M-2

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Israel Gross, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 333 Pondella Road, North Fort Myers, FL 33903 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

	Name and Address	Percentage of Ownership
NONE		

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



Property Owner

ISRAEL GROSS

Print Name

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

STATE OF New York
COUNTY OF Rockland

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on June 15 2025 (date) by ISRAEL GROSS (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

JOSEPH NIEDERMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NI6144825
Qualified in Orange County
Commission Expires April 24, 2026

Exhibit M-3



Date of Report: June 15, 2025
Buffer Distance: 500 feet Rerun
Parcels Affected: 125
Subject Parcel: 10-44-24-L2-00018.0010

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
HARTERFTFL LLC 6404 VIA COLINITA RANCHO PALOS VERDES CA 90275	02-44-24-00-00065.0010 14041 N CLEVELAND AVE NORTH FORT MYERS FL 33903	PARL IN S W 1/4 OF S W 1/4 OF SW 1/4 DESC OR2432/3975 LESS R/W OR 2286/3092	1
ZHANG MING-GUANG + 12306 EUGENES PROSPECT DR BOWIE MD 20720	03-44-24-00-00030.0000 14071 N CLEVELAND AVE NORTH FORT MYERS FL 33903	E 165 FT S OF US 41 LESS S 214.32 FT + LES OR 2432 PG 3975	2

FIRST FLORIDA - FM INVESTMENTS MARVIN F POER + COMPANY PO BOX 52427 ATLANTA GA 30355	03-44-24-00-00030.0010 276 PONDELLA RD NORTH FORT MYERS FL 33903	S 214.32 FT OF E1/2 OF E1/2 OF E1/2 OF S1/2 OF SE1/4 OF SE1/4 LESS R/W OR 2325/762	3
UPWARD HEAVENLY BOUND LLC 2886 TRIGGERFISH ST MATLACHA FL 33993	03-44-24-00-00031.0000 300 PONDELLA RD NORTH FORT MYERS FL 33903	PAR LOC IN W 1/2 OF E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 DESC IN OR 4313/159	4
HOOVER PALMS10 LLC 3000 BAYPORT DR #840 TAMPA FL 33607	03-44-24-00-00031.0010 14101 N CLEVELAND AVE NORTH FORT MYERS FL 33903	PAR LOC IN W 1/2 OF E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 DESC IN OR 4313/161	5
CCADP LLC 197 PORTLAND ST 6TH FLR BOSTON MA 02114	03-44-24-00-00032.0000 318 PONDELLA RD NORTH FORT MYERS FL 33903	S 1145 FT OF E 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 LESS OR 2308/1108	6
DREW MICHAEL 328 PONDELLA RD NORTH FORT MYERS FL 33903	03-44-24-00-00033.0000 328 PONDELLA RD NORTH FORT MYERS FL 33903	W 1/2 OF W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 LESS RD R/W + LESS N 285.72 FT AKA JUDD PINEY GROVE FARMS ADDN LOT 4	7
DREW MICHAEL 341 APEX ST NORTH FORT MYERS FL 33903	03-44-24-00-00033.0010 341 APEX ST NORTH FORT MYERS FL 33903	N 285.72 FT OF W 1/2 OF W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4	8
MYERS RONALD & CHRISTIE 343 APEX ST NORTH FORT MYERS FL 33903	03-44-24-00-00034.0000 336 PONDELLA RD NORTH FORT MYERS FL 33903	N 630 FT OF S 660 FT OF W 75 FT OF E 750 FT OF SE 1/4	9
MYERS RONALD W & CHRISTIE 343 APEX ST NORTH FORT MYERS FL 33903	03-44-24-00-00035.0000 343 APEX ST NORTH FORT MYERS FL 33903	N 302 FT OF W 90 FT OF E 1/2 OF E 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4	10
POHL GREGORY & JOANNE L 5 SW 33RD PL CAPE CORAL FL 33991	03-44-24-00-00036.0000 344 PONDELLA RD NORTH FORT MYERS FL 33903	N 120 FT OF S 150 FT OF W 90 FT OF E 840 FT OF S E 1/4	11
HAYES TROY WAYNE 365 APEX ST NORTH FORT MYERS FL 33903	03-44-24-00-00037.0000 365 APEX ST NORTH FORT MYERS FL 33903	W 1/2 OF E 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 + S 208 OF N 510 FT OF W 90 FT OF E 1/2 OF E 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 LESS POR DESC IN INSTR	12

		#2006-381740 + LESS 2017--162627	
SANCHEZ YUNIOR 1210 SE 42ND ST FORT MYERS FL 33903	03-44-24-00-00037.0010 354 PONDELLA RD NORTH FORT MYERS FL 33903	SE 1/2 OF S/E 1/4 OF SE 1/4 AS DESC IN INST #2006-381740	13
ADAR B INVESTMENTS LLC 1127 ROYAL PALM BEACH BLVD #173 ROYAL PALM BEACH FL 33411	03-44-24-00-00041.0000 1260 BETMAR BLVD NORTH FORT MYERS FL 33903	S 119 FT OF N 264 FT OF W 1/2 OF W 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4	14
VERDOW MARY LEIGH + 1254 BETMAR BLVD NORTH FORT MYERS FL 33903	03-44-24-00-00041.0020 1254 BETMAR BLVD NORTH FORT MYERS FL 33903	S 100 FT OF N 364 FT OF W 1/2 OF W 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4	15
41 BY-PASS PROPERTIES OF VENIC 606 LAGUNA DR VENICE FL 34285	03-44-24-00-00042.0000 382 PONDELLA RD NORTH FORT MYERS FL 33903	IN THE SW 1/4 OF THE SE 1/4 OF 034424 AS DESC IN INST #2015000032280 LESS ROAD	16
390 PONDELLA LLC 390 PONDELLA RD #1 NORTH FORT MYERS FL 33903	03-44-24-03-00000.0010 390 PONDELLA RD NORTH FORT MYERS FL 33903	CHARLAU CHANNELS PB 8 PG 79 LOTS 1 + 2 LESS R/W	17
SALAS ROBER RAMIREZ 1249 DRIFTWOOD DR NORTH FORT MYERS FL 33903	03-44-24-03-00000.0030 1249 DRIFTWOOD DR NORTH FORT MYERS FL 33903	CHARLAU CHANNELS PB 8 PG 79 LOT 3	18
DEAVER JERRY C & KAREN S 1251 DRIFTWOOD DR NORTH FORT MYERS FL 33903	03-44-24-03-00000.0040 1251 DRIFTWOOD DR NORTH FORT MYERS FL 33903	CHARLAU CHANNELS PB 8 PG 79 LOT 4	19
EVANS BRIAN + 1250 DRIFTWOOD DR NORTH FORT MYERS FL 33903	03-44-24-03-00000.0450 1250 DRIFTWOOD DR NORTH FORT MYERS FL 33903	CHARLAU CHANNELS PB 8 PG 79 LOT 45	20
KELLY KIMBERLY JOAN & 41 BLAIR ST NORTH FORT MYERS FL 33903	10-44-24-00-00020.0000 41 BLAIR ST NORTH FORT MYERS FL 33903	W 155 FT OF E 653 FT OF S 135 FT OF N 500 FT OF NE 1/4	21
RODRIGUEZ CHARLIE NEGRON + 311 PONDELLA RD NORTH FORT MYERS FL 33903	10-44-24-00-00021.0010 311 PONDELLA RD NORTH FORT MYERS FL 33903	FM NE COR SEC S 30 FT W 337 FT TO POB THEN S 150 FT W 80 FT N 150 FT E 80 FT TO POB AKA LOT 30 LESS OR 2325/775	22
NEGRON CHARLIE + 311 PONDELLA RD N FORT MYERS FL 33903	10-44-24-00-00021.0020 30 BLAIR ST NORTH FORT MYERS FL	W 80 FT OF E 417 FT OF S 155 FT OF N 335 FT OF NE 1/4 AKA LT 25	23

	33903	BORDONARO PROPERTY UNREC	
WALTERS JAMES & KATHLEEN L/E 23326 W ST RT 579 CURTICE OH 43412	10-44-24-00-00021.0030 36 HOLLY DR NORTH FORT MYERS FL 33903	W 80 FT OF E 417 FT OF S 136 FT OF N 665 FT OF NE 1/4 AKA LT 17	24
ENDERSBEE MICHAEL N TR 18026 LEETANA RD NORTH FORT MYERS FL 33917	10-44-24-00-00021.0050 35 BLAIR ST NORTH FORT MYERS FL 33903	W 80 FT OF E 497 FT OF S 135 FT OF N 500 FT OF NE 1/4	25
CASSIANI DANIEL R 28 BARRON WAY NORTH FORT MYERS FL 33903	10-44-24-00-00022.0000 27 BLAIR ST NORTH FORT MYERS FL 33903	W 80 FT OF E 417 FT OF S 135 FT OF N 500 FT OF NE 1/4 AKA LOT 24 LYNDALF FARMS UNREC	26
HOS PROPERTIES LLC 202 HOWARD ST STE 4 AUBURNDALF FL 33823	10-44-24-00-00023.0000 305 PONDELLA RD NORTH FORT MYERS FL 33903	W 75 FT OF E 337 FT OF S 150 FT OF N 180 FT OF NE 1/4 LES R/W OR2308/1108	27
D & I AUTO SALES INC 289 PONDELLA RD FORT MYERS FL 33903	10-44-24-00-00025.0000 289 PONDELLA RD NORTH FORT MYERS FL 33903	E 262 FT OF S 160 FT OF N 190 FT OF NE 1/4 LES R/W OR2480/1600-1601	28
AMSALEM YARON 6350 ROYALWOODS DR FORT MYERS FL 33908	10-44-24-00-00026.0000 1191 PALM AVE NORTH FORT MYERS FL 33903	W 93 FT OF E 113 FT OF S 145 FT OF N 335 FT OF NE 1/4	29
AMSALEM YARON 6350 ROYAL WOODS DR FORT MYERS FL 33908	10-44-24-00-00027.0000 10 BLAIR ST NORTH FORT MYERS FL 33903	W 75 FT OF E 185 FT OF S 145 FT OF N 335 FT OF NE 1/4	30
HARRIS R E & MARY T 2 BORDEN RD SCITUATE MA 02066	10-44-24-00-00028.0000 14 BLAIR ST NORTH FORT MYERS FL 33903	W 75 FT OF E 265 FT OF S 155 FT OF N 335 FT OF NE 1/4	31
SHAW JO E 20 BLAIR ST NORTH FORT MYERS FL 33903	10-44-24-00-00029.0000 20 BLAIR ST NORTH FORT MYERS FL 33903	LT 5 BORDONADO PROP UNREC BEG NE COR S335 W265TOPOB TH W75 N155 E75 S155TO POB	32
SANCHEZ ALEXIS OMAR 1180 TRAVIS AVE FORT MYERS FL 33903	10-44-24-00-00031.0000 5/7 BLAIR ST NORTH FORT MYERS FL 33903	W 150.7 FT OF E 170.7 FT OF S 67.5 FT OF N 365 FT OF NE 1/4	33

CORE MANAGEMENT SOLUTIONS LLC 1560 MATTHEW DR UNIT C FORT MYERS FL 33907	10-44-24-00-00032.0000 13 BLAIR ST NORTH FORT MYERS FL 33903	W 85 FT OF E 255 FT OF S 135 FT OF N 500 FT OF NE 1/4	34
CAPEZZA VINCENZO D & 21 BLAIR ST NORTH FORT MYERS FL 33903	10-44-24-00-00032.0010 21 BLAIR ST NORTH FORT MYERS FL 33903	FM NE COR S 365 W 255 TO POB THEN S 135 W 85 N 135 E 85 TO POB AKA LT 12	35
DELUCA CODY + 1179 PALM AVE NORTH FORT MYERS FL 33903	10-44-24-00-00033.0000 1179 PALM AVE NORTH FORT MYERS FL 33903	W 152 FT OF E 172 FT OF S 102.5 FT OF N 534 FT OF NE 1/4	36
HOLYCROSS JANICE S 1175 PALM AVE N FORT MYERS FL 33903	10-44-24-00-00033.0010 1175 PALM AVE NORTH FORT MYERS FL 33903	W 152 FT OF E 177 FT OF S 101 FT OF N 635 FT OF NE 1/4	37
EVARTS JAMES H & SHARON L L/E 36 GOODHUE ST ADDISON NY 14801	10-44-24-00-00034.0000 20 HOLLY DR NORTH FORT MYERS FL 33903	FR NE 1/2 SEC S 635 W 172.6 TO POB N 135.38 W 85 S 135.8 E 85 TO POB	38
ALDEBOT FIORE LISA 28 HOLLY DR NORTH FORT MYERS FL 33903	10-44-24-00-00034.0010 28 HOLLY DR NORTH FORT MYERS FL 33903	W 85 FT OF E 342 FT OF S 135 FO OF N 635 FT OF NE 1/4	39
SISTERS CREATIONS INC 512 3RD ST NW NAPLES FL 34120	10-44-24-00-00035.0000 ACCESS UNDETERMINED NORTH FORT MYERS FL	S 330 FT OF N 991 FT OF E 998.5 FT OF NE 1/4 LESS 35.001 + LESS PH II	40
WOOD RONNIE D & DEBRA L 1215 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000A.0050 1215 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK A PB 10 PG 12 LOT 5	41
CAPERILLA FRANK R II 1207 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000A.0060 1207 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK A PB 10 PG 12 LOT 6	42
SHREK LINES INC 17097 WAYZATA CT NORTH FORT MYERS FL 33917	10-44-24-04-0000A.0070 1201 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.A PB 10 PG 12 LOT 7	43
BERENGUER JASON 1197 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000A.0080 1197 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK A PB 10 PG 12 LOT 8	44
GARVIN-ARTEAGA CYNTHIA A 1193 BETMAR BLVD N FT MYERS FL 33903	10-44-24-04-0000A.0090 1193 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.A PB 10 PG 12 LOT 9	45

FURTEK EDWARD A SR & 427 JAYE CT NORTH FORT MYERS FL 33903	10-44-24-04-0000A.0100 1189 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK A PB 10 PG 12 LOT 10	46
STOKES MARILYN PAULINE 1185 BETMAR BLVD NW N FT MYERS FL 33903	10-44-24-04-0000A.0120 1185 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.A PB 10 PG 12 LOT 12	47
MILLS JEFFREY K + 1181 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000A.0130 1181 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.A PB 10 PG 12 LOT 13	48
NIEMI RAYMOND JOHN 1175 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000A.0140 1175 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.A PB 10 PG 12 LOT 14	49
DOLD SANDRA LEE TR 1238 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0010 1250 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B LOT 1 PB 10 PG 12 LESS R/W OR 2319/1517	50
DOLD SANDRA LEE TR 1238 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0020 1246 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 2 LESS S 25 FT+LES R/W OR2308/1108	51
DOLD SANDRA LEE TR 1238 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0030 1238 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 3 + S 25 FT 2	52
DOLD SANDRA LEE TR 1238 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0040 1234 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.B PB 10 PG 12 LOT 4	53
DOLD SANDILEE TR 1238 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0050 1232 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 5	54
SWEENEY LINNEA TR 1230 BETMAR RD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0060 1230 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.B PB 10 PG 12 LOT 6	55
ARABACI EDWARD Z & AMY M TR 3023 LAKE BUTLER CT CAPE CORAL FL 33909	10-44-24-04-0000B.0070 1226 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 7	56
WOOD RONNIE D & DEBRA L 1215 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0080 1200 BETMAR BLVD NORTH FORT MYERS FL	PONDELLA SHORES BLK B PB 10 PG 12 LOT 8	57

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CAPERILLA FRANK R II 1207 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0090 1202 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.B PB 10 PG 12 LOT 9	58
SHREK LINES INC 17097 WAYZATA CT NORTH FORT MYERS FL 33917	10-44-24-04-0000B.0100 1204 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 10	59
BERENGUER JASON 1197 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0110 1206 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 11	60
GARVIN-ARTEAGA CYNTHIA A 1193 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0120 1208 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 12	61
DOTSON STEVEN M 410 JAYE CT NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0130 410 JAYE CT NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 13	62
MCCONNELL JAMES TODD & 420 JAYE CT NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0140 420 JAYE CT NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 14	63
EGELAND THOR H & KATHLEEN J 32471 LAKE RD AVON LAKE OH 44012	10-44-24-04-0000B.0150 428 JAYE CT NORTH FORT MYERS FL 33903	PONDELLA SHORES SUB BLK B PB 10 PG 12 LOT 15	64
ONEIL WILLIAM W 438 JAYE CT NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0160 438 JAYE CT NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 16	65
ROBERTSON VICTORIA JEAN + 433 JAYE CT NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0170 433 JAYE CT NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.B PB 10 PG 12 LOT 17	66
FURTEK ED SR & TRACI 427 JAYE CT NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0180 427 JAYE CT NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.B PB 10 PG 12 LOT 18	67
BIERLY HAROLD R & BETTY L 585 N PENNSYLVANIA AVE CENTRE HALL PA 16828	10-44-24-04-0000B.0190 419 JAYE CT NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 19	68
FURTEK EDWARD J & MARGARET L/E 409 JAYE CT	10-44-24-04-0000B.0200 409 JAYE CT NORTH FORT MYERS FL	PONDELLA SHORES BLK B PB 10 PG 12 LOT 20	69

NORTH FORT MYERS FL 33903 33903			
FURTEK EDWARD A SR 427 JAYE CT NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0210 1184 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 21	70
889 ENTERPRISE LLC 135 PATRICE TER WILLIAMSVILLE NY 14221	10-44-24-04-0000B.0220 1186 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.B PB 10 PG 12 LOT 22	71
STOKES MARILYN PAULINE 1185 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0230 1188 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK.B PB 10 PG 12 LOT 23	72
BRYAN BEVERLY S + 1181 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000B.0240 1190 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK B PB 10 PG 12 LOT 24	73
GUIMARAES BRUNO AUGUSTO SILVA 1182 BETMAR BLVD NORTH FORT MYERS FL 33903	10-44-24-04-0000C.0010 1182 BETMAR BLVD NORTH FORT MYERS FL 33903	PONDELLA SHORES BLK C PB 10 PG 12 LOT 1	74
8050 CLEAVES LLC 1485 LINHART AVE FORT MYERS FL 33901	10-44-24-05-0000A.0050 8050 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER U/R BLK A PB 259 PG 466 LOT 5	75
WEBB EDWARD & CECELIA M 8060 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000A.0060 8060 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNREC PLAT BLK A DB 259 PG 466 LOT 6	76
MCLAREN MARIANNE S 8070 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000A.0070 8070 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNREC PLAT BLK A DB 259 PG 466 LOT 7	77
WATERS LISA D 8080 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000A.0080 8080 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNREC PLAT BLK A DB 259 PG 466 LOT 8	78
PACE MARY E TR 8096 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000A.0090 8090/92/96 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNREC PLAT BLK A DB 259 PG 466 LOT 9	79
INFINITY FINANCING GROUP INC 10123 CHESAPEAKE BAY DR FORT MYERS FL 33913	10-44-24-05-0000A.0100 8100 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNREC PLAT BLK A DB 259 PG 466 LOT 10	80
MCCARTHY ROBERT 8161 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000A.0110 8110 CLEAVES RD NORTH FORT MYERS FL	CLEAVES CORNER UNREC PLAT BLK A DB 259 PG 466	81

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UNKNOWN HEIRS OF 8130 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000A.0120 8130 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNREC PLAT BLK.A DB 259 PG 466 LOT 12	82
JOYCE JOHNNY J 8140 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000C.0010 8140 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNREC PLAT BLK C DB 259 PG 466 LOT 1	83
ROMANS WADE D & REBECCA 8150 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000C.0020 8150 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNREC PLAT BLK C DB 259 PG 466 LOT 2	84
RIDER CINDY KAY + 8160 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000C.0030 8160 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNREC.PLAT BLK C DB 259 PG 466 LOT 3	85
KROEGER PAUL & JO ANNA 8170 CLEAVES RD NORTH FORT MYERS FL 33903	10-44-24-05-0000C.0040 8170 CLEAVES RD NORTH FORT MYERS FL 33903	CLEAVES CORNER UNR PLAT BLK C DB 259 PG 466 LOT 4	86
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	10-44-24-06-00000.0010 437 STIPE ST NORTH FORT MYERS FL 33903	BLUE WATER SHORES PB 10 PG 78 LOT 1	87
JOHNSON ROBERT J & SUE E 1989 W MILL ST DELPHI IN 46923	10-44-24-06-00000.0020 441 STIPE ST NORTH FORT MYERS FL 33903	BLUE WATER SHORES PB 10 PG 78 LOT 2	88
CARAVAS GARY W & VICTORIA F 390 GRENIER DR NORTH FORT MYERS FL 33903	10-44-24-06-00000.0550 390 GRENIER DR NORTH FORT MYERS FL 33903	BLUE WATER SHORES PB 10 PG 78 LOTS 55 + 56	89
MARKET TERRY 399 GRENIER DR NORTH FORT MYERS FL 33903	10-44-24-06-00000.0570 399 GRENIER DR NORTH FORT MYERS FL 33903	BLUE WATER SHORES PB 10 PG 78 LOT 57	90
PALM FROND CONDO PH I 1165 PALM AVE APT 6A NORTH FORT MYERS FL 33903	10-44-24-21-00000.00CE PALM FROND C/E NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I COMMON AREA DESC IN OR 1598 PG 479	91
PALM FROND CONDO PH II 1165 PALM AVE APT 6A NORTH FORT MYERS FL 33903	10-44-24-26-00000.00CE PALM FROND C/E NORTH FORT MYERS FL 33903	PALM FROND CONDO PH II COMMON AREA AS DESC IN OR 1598 PG 479	92

KING LISA MARIE & 46 HOLLY DR NORTH FORT MYERS FL 33903	10-44-24-L2-00021.0040 40/46 HOLLY DR NORTH FORT MYERS FL 33903	LOTS 19 + 20 OF BORDONARO'S UNRECORDED SUBDIVISION	93
NENOW TIMOTHY 1296 FIFTH ST FORT MYERS FL 33905	10-44-24-L2-00021.0180 38 HOLLY DR NORTH FORT MYERS FL 33903	W 81 OF E 653 FT OF S 136 FT OF N 650 FT OF NE 1/4	94
JONES JOHN C 1180 PALM AVE NORTH FORT MYERS FL 33903	11-44-24-00-00001.001B 1180 PALM AVE NORTH FORT MYERS FL 33903	BEG 30 FT E+ 66 FT N OF SW COR OF NW 1/4 NW 1/4 NW 1/4 THEN E 135 N 210 W 135 S 210 TO POB	95
DILULLO VERO FAMILY LP + 108 ALBACORE LN JUPITER FL 33477	11-44-24-00-00017.0030 13991 N CLEVELAND AVE NORTH FORT MYERS FL 33903	PARL IN NW 1/4 OF NW 1/4 OF NW 1/4 DESC IN OR 3965/324 + OR 3965/316 + OR 3965/320 LESS R/W 2308/1108 + 2508/1176	96
SULLINS VICTORIA 1165 PALM AVE #5A NORTH FORT MYERS FL 33903	10-44-24-21-00005.00A0 1165 PALM AVE #5A NORTH FORT MYERS FL 33903	PALM FROND CONDO PH 1 OR 1598 PG 0479 UNIT 5-A	97
ZAPATA CLAUDIA PATRICIA 2910 PONCE DE LEON DR NAPLES FL 34105	10-44-24-21-00005.00B0 1165 PALM AVE #5B NORTH FORT MYERS FL 33903	PALM FROND CONDO PH 1 OR 1598 PG 0479 UNIT 5-B	97
SOWDER HEATHER M & LANCE M 1165 PALM AVE #5C NORTH FORT MYERS FL 33903	10-44-24-21-00005.00C0 1165 PALM AVE #5C NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I OR 1598 PG 0479 UNIT 5-C	97
DARIAN ANDREIA 1165 PALM AVE #5D NORTH FORT MYERS FL 33903	10-44-24-21-00005.00D0 1165 PALM AVE #5D NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I OR 1598 PG 0479 UNIT 5-D	97
MENDES BRENO DOS SANTOS 1165 PALM AVE 6A NORTH FORT MYERS FL 33903	10-44-24-21-00006.00A0 1165 PALM AVE #6A NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I BLDG 6 OR 1598 PG 479 UNIT A	98
CARROLL SANDRA J & ARTHUR F 1165 PALM AVE #6B NORTH FORT MYERS FL 33903	10-44-24-21-00006.00B0 1165 PALM AVE #6B NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I BLDG 6 OR 1598 PG 479 UNIT B	98
SEIMER THOMAS 1165 PALM AVE APT 6C NORTH FORT MYERS FL 33903	10-44-24-21-00006.00C0 1165 PALM AVE #6C NORTH FORT MYERS FL	PALM FROND CONDO PH I BLDG 6 OR 1598 PG 479 UNIT C	98

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GRALEY ERIC WAYNE + 2915 JANET DR NORTH FORT MYERS FL 33903	10-44-24-21-00006.00D0 1165 PALM AVE #6D NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I BLDG 6 OR 1598 PG 479 UNIT D	98
COUNTS WILLIAM T 1165 PALM AVE #9A NORTH FORT MYERS FL 33903	10-44-24-21-00009.00A0 1165 PALM AVE #9A NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I BLDG 9 OR 1598 PG 479 UNIT A	99
PLACKETT ROBERT M II 1165 PALM AVE #9B NORTH FORT MYERS FL 33903	10-44-24-21-00009.00B0 1165 PALM AVE #9B NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I BLDG 9 OR 1598 PG 479 UNIT B	99
ALDRICH JASON M 1165 PALM AVE #9C NORTH FORT MYERS FL 33903	10-44-24-21-00009.00C0 1165 PALM AVE #9C NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I BLDG 9 OR 1598 PG 479 UNIT C	99
HICKMAN TOMMY ALLEN 1165 PALM AVE #9D NORTH FORT MYERS FL 33903	10-44-24-21-00009.00D0 1165 PALM AVE #9D NORTH FORT MYERS FL 33903	PALM FROND CONDO PH I BLDG 9 OR 1598 PG 479 UNIT D	99
SCHMOYER JEFFREY L & 204 PENNSYLVANIA AVE KUTZTOWN PA 19530	10-44-24-26-00001.00A0 1165 PALM AVE #1A NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 1-A	100
NETZLEY CHRIS 841 NE 6TH PL CAPE CORAL FL 33909	10-44-24-26-00001.00B0 1165 PALM AVE #1B NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 1-B	100
SMITH GERALDINE A 1165 PALM AVE #1C NORTH FORT MYERS FL 33903	10-44-24-26-00001.00C0 1165 PALM AVE #1C NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 1-C	100
BULLOCK VANESSA 1165 PALM AVE # 1D NORTH FORT MYERS FL 33903	10-44-24-26-00001.00D0 1165 PALM AVE #1D NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 1-D	100
GOUGH ERIK M 1165 PALM AVE #4A NORTH FORT MYERS FL 33903	10-44-24-26-00004.00A0 1165 PALM AVE #4A NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 4-A	101
GRISHAYEVA GALINA I 1165 PALM AVE APT 4B NORTH FORT MYERS FL 33903	10-44-24-26-00004.00B0 1165 PALM AVE #4B NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 4-B	101
MAVRAKIS ANDREAS 1165 PALM AVE #4C NORTH FORT MYERS FL 33903	10-44-24-26-00004.00C0 1165 PALM AVE #4C NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 4-C	101

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WHITE WENDY B 1165 PALM AVE # 4D NORTH FORT MYERS FL 33903	10-44-24-26-00004.00D0 1165 PALM AVE #4D NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 4-D	101
BAKER SALLI 1105 BRIDGWOOD DR LAGRANGE GA 30240	10-44-24-26-00007.00A0 1165 PALM AVE #7A NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 7-A	102
SANTACROCE CATHLEEN L/E 1165 PALM AVE #7B NORTH FORT MYERS FL 33903	10-44-24-26-00007.00B0 1165 PALM AVE #7B NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PH 479 UNIT 7-B	102
KINNEY KAREN 1165 PALM AVE #7C NORTH FORT MYERS FL 33903	10-44-24-26-00007.00C0 1165 PALM AVE #7C NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 7-C	102
DE GODOI VITOR 1165 PALM AVE #7D NORTH FORT MYERS FL 33903	10-44-24-26-00007.00D0 1165 PALM AVE #7D NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 7-D	102
GOODCHILD WAYNE 1165 PALM AVE #8A NORTH FORT MYERS FL 33903	10-44-24-26-00008.00A0 1165 PALM AVE #8A NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 8-A	103
LAMBERT BRUCE 1165 PALM AVE #8B NORTH FORT MYERS FL 33903	10-44-24-26-00008.00B0 1165 PALM AVE #8B NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PH 479 UNIT 8-B	103
BURDETTE CINDY L 1165 PALM AVE # 8C NORTH FORT MYERS FL 33903	10-44-24-26-00008.00C0 1165 PALM AVE #8C NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 8-C	103
RODRIGUEZ GISSELA 1165 PALM AVE #8D NORTH FORT MYERS FL 33903	10-44-24-26-00008.00D0 1165 PALM AVE #8D NORTH FORT MYERS FL 33903	PALM FROND PH II OR 1598 PG 479 UNIT 8-D	103

HARTERFTFL LLC
6404 VIA COLINITA
RANCHO PALOS VERDES CA 90275

ZHANG MING-GUANG +
12306 EUGENES PROSPECT DR
BOWIE MD 20720

FIRST FLORIDA - FM INVESTMENTS
MARVIN F POER + COMPANY
PO BOX 52427
ATLANTA GA 30355

UPWARD HEAVENLY BOUND LLC
2886 TRIGGERFISH ST
MATLACHA FL 33993

HOOVER PALMS10 LLC
3000 BAYPORT DR #840
TAMPA FL 33607

CCADP LLC
197 PORTLAND ST 6TH FLR
BOSTON MA 02114

DREW MICHAEL
328 PONDELLA RD
NORTH FORT MYERS FL 33903

DREW MICHAEL
341 APEX ST
NORTH FORT MYERS FL 33903

MYERS RONALD & CHRISTIE
343 APEX ST
NORTH FORT MYERS FL 33903

MYERS RONALD W & CHRISTIE
343 APEX ST
NORTH FORT MYERS FL 33903

POHL GREGORY & JOANNE L
5 SW 33RD PL
CAPE CORAL FL 33991

HAYES TROY WAYNE
365 APEX ST
NORTH FORT MYERS FL 33903

SANCHEZ YUNIOR
1210 SE 42ND ST
FORT MYERS FL 33903

ADAR B INVESTMENTS LLC
1127 ROYAL PALM BEACH BLVD #173
ROYAL PALM BEACH FL 33411

VERDOW MARY LEIGH +
1254 BETMAR BLVD
NORTH FORT MYERS FL 33903

41 BY-PASS PROPERTIES OF VENIC
606 LAGUNA DR
VENICE FL 34285

390 PONDELLA LLC
390 PONDELLA RD #1
NORTH FORT MYERS FL 33903

SALAS ROBER RAMIREZ
1249 DRIFTWOOD DR
NORTH FORT MYERS FL 33903

DEAVER JERRY C & KAREN S
1251 DRIFTWOOD DR
NORTH FORT MYERS FL 33903

EVANS BRIAN +
1250 DRIFTWOOD DR
NORTH FORT MYERS FL 33903

KELLY KIMBERLY JOAN &
41 BLAIR ST
NORTH FORT MYERS FL 33903

RODRIGUEZ CHARLIE NEGRON +
311 PONDELLA RD
NORTH FORT MYERS FL 33903

NEGRON CHARLIE +
311 PONDELLA RD
N FORT MYERS FL 33903

WALTERS JAMES & KATHLEEN L/E
23326 W ST RT 579
CURTICE OH 43412

ENDERSBEE MICHAEL N TR
18026 LEETANA RD
NORTH FORT MYERS FL 33917

CASSIANI DANIEL R
28 BARRON WAY
NORTH FORT MYERS FL 33903

HOS PROPERTIES LLC
202 HOWARD ST STE 4
AUBURNDALE FL 33823

D & I AUTO SALES INC
289 PONDELLA RD
FORT MYERS FL 33903

AMSALEM YARON
6350 ROYAL WOODS DR
FORT MYERS FL 33908

AMSALEM YARON
6350 ROYAL WOODS DR
FORT MYERS FL 33908

HARRIS R E & MARY T
2 BORDEN RD
SCITUATE MA 02066

SHAW JO E
20 BLAIR ST
NORTH FORT MYERS FL 33903

SANCHEZ ALEXIS OMAR
1180 TRAVIS AVE
FORT MYERS FL 33903

CORE MANAGEMENT SOLUTIONS LLC
1560 MATTHEW DR UNIT C
FORT MYERS FL 33907

CAPEZZA VINCENZO D &
21 BLAIR ST
NORTH FORT MYERS FL 33903

DELUCA CODY +
1179 PALM AVE
NORTH FORT MYERS FL 33903

HOLYCROSS JANICE S
1175 PALM AVE
N FORT MYERS FL 33903

EVARTS JAMES H & SHARON L L/E
36 GOODHUE ST
ADDISON NY 14801

ALDEBOT FIORE LISA
28 HOLLY DR
NORTH FORT MYERS FL 33903

SISTERS CREATIONS INC
512 3RD ST NW
NAPLES FL 34120

WOOD RONNIE D & DEBRA L
1215 BETMAR BLVD
NORTH FORT MYERS FL 33903

CAPERILLA FRANK R II
1207 BETMAR BLVD
NORTH FORT MYERS FL 33903

SHREK LINES INC
17097 WAYZATA CT
NORTH FORT MYERS FL 33917

BERENGUER JASON
1197 BETMAR BLVD
NORTH FORT MYERS FL 33903

GARVIN-ARTEAGA CYNTHIA A
1193 BETMAR BLVD
N FT MYERS FL 33903

FURTEK EDWARD A SR &
427 JAYE CT
NORTH FORT MYERS FL 33903

STOKES MARILYN PAULINE
1185 BETMAR BLVD NW
N FT MYERS FL 33903

MILLS JEFFREY K +
1181 BETMAR BLVD
NORTH FORT MYERS FL 33903

NIEMI RAYMOND JOHN
1175 BETMAR BLVD
NORTH FORT MYERS FL 33903

DOLD SANDRA LEE TR
1238 BETMAR BLVD
NORTH FORT MYERS FL 33903

DOLD SANDRA LEE TR
1238 BETMAR BLVD
NORTH FORT MYERS FL 33903

DOLD SANDRA LEE TR
1238 BETMAR BLVD
NORTH FORT MYERS FL 33903

DOLD SANDRA LEE TR
1238 BETMAR BLVD
NORTH FORT MYERS FL 33903

DOLD SANDILEE TR
1238 BETMAR BLVD
NORTH FORT MYERS FL 33903

SWEENEY LINNEA TR
1230 BETMAR RD
NORTH FORT MYERS FL 33903

ARABACI EDWARD Z & AMY M TR
3023 LAKE BUTLER CT
CAPE CORAL FL 33909

WOOD RONNIE D & DEBRA L
1215 BETMAR BLVD
NORTH FORT MYERS FL 33903

CAPERILLA FRANK R II
1207 BETMAR BLVD
NORTH FORT MYERS FL 33903

SHREK LINES INC
17097 WAYZATA CT
NORTH FORT MYERS FL 33917

BERENGUER JASON
1197 BETMAR BLVD
NORTH FORT MYERS FL 33903

GARVIN-ARTEAGA CYNTHIA A
1193 BETMAR BLVD
NORTH FORT MYERS FL 33903

MCCONNELL JAMES TODD &
420 JAYE CT
NORTH FORT MYERS FL 33903

ONEIL WILLIAM W
438 JAYE CT
NORTH FORT MYERS FL 33903

FURTEK ED SR & TRACI
427 JAYE CT
NORTH FORT MYERS FL 33903

FURTEK EDWARD J & MARGARET L/E
409 JAYE CT
NORTH FORT MYERS FL 33903

889 ENTERPRISE LLC
135 PATRICE TER
WILLIAMSVILLE NY 14221

BRYAN BEVERLY S +
1181 BETMAR BLVD
NORTH FORT MYERS FL 33903

8050 CLEAVES LLC
1485 LINHART AVE
FORT MYERS FL 33901

MCLAREN MARIANNE S
8070 CLEAVES RD
NORTH FORT MYERS FL 33903

PACE MARY E TR
8096 CLEAVES RD
NORTH FORT MYERS FL 33903

DOTSON STEVEN M
410 JAYE CT
NORTH FORT MYERS FL 33903

EGELAND THOR H & KATHLEEN J
32471 LAKE RD
AVON LAKE OH 44012

ROBERTSON VICTORIA JEAN +
433 JAYE CT
NORTH FORT MYERS FL 33903

BIERLY HAROLD R & BETTY L
585 N PENNSYLVANIA AVE
CENTRE HALL PA 16828

FURTEK EDWARD A SR
427 JAYE CT
NORTH FORT MYERS FL 33903

STOKES MARILYN PAULINE
1185 BETMAR BLVD
NORTH FORT MYERS FL 33903

GUIMARAES BRUNO AUGUSTO SILVA
1182 BETMAR BLVD
NORTH FORT MYERS FL 33903

WEBB EDWARD & CECELIA M
8060 CLEAVES RD
NORTH FORT MYERS FL 33903

WATERS LISA D
8080 CLEAVES RD
NORTH FORT MYERS FL 33903

INFINITY FINANCING GROUP INC
10123 CHESAPEAKE BAY DR
FORT MYERS FL 33913

MCCARTHY ROBERT
8161 CLEAVES RD
NORTH FORT MYERS FL 33903

UNKNOWN HEIRS OF
8130 CLEAVES RD
NORTH FORT MYERS FL 33903

JOYCE JOHNNY J
8140 CLEAVES RD
NORTH FORT MYERS FL 33903

ROMANS WADE D & REBECCA
8150 CLEAVES RD
NORTH FORT MYERS FL 33903

RIDER CINDY KAY +
8160 CLEAVES RD
NORTH FORT MYERS FL 33903

KROEGER PAUL & JO ANNA
8170 CLEAVES RD
NORTH FORT MYERS FL 33903

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

JOHNSON ROBERT J & SUE E
1989 W MILL ST
DELPHI IN 46923

CARAVAS GARY W & VICTORIA F
390 GRENIER DR
NORTH FORT MYERS FL 33903

MARKET TERRY
399 GRENIER DR
NORTH FORT MYERS FL 33903

PALM FROND CONDO PH I
1165 PALM AVE APT 6A
NORTH FORT MYERS FL 33903

PALM FROND CONDO PH II
1165 PALM AVE APT 6A
NORTH FORT MYERS FL 33903

KING LISA MARIE &
46 HOLLY DR
NORTH FORT MYERS FL 33903

NENOW TIMOTHY
1296 FIFTH ST
FORT MYERS FL 33905

JONES JOHN C
1180 PALM AVE
NORTH FORT MYERS FL 33903

DILULLO VERO FAMILY LP +
108 ALBACORE LN
JUPITER FL 33477

SULLINS VICTORIA
1165 PALM AVE #5A
NORTH FORT MYERS FL 33903

ZAPATA CLAUDIA PATRICIA
2910 PONCE DE LEON DR
NAPLES FL 34105

SOWDER HEATHER M & LANCE M
1165 PALM AVE #5C
NORTH FORT MYERS FL 33903

DARIAN ANDREIA
1165 PALM AVE #5D
NORTH FORT MYERS FL 33903

MENDES BRENO DOS SANTOS
1165 PALM AVE 6A
NORTH FORT MYERS FL 33903

CARROLL SANDRA J & ARTHUR F
1165 PALM AVE #6B
NORTH FORT MYERS FL 33903

SEIMER THOMAS
1165 PALM AVE APT 6C
NORTH FORT MYERS FL 33903

GRALEY ERIC WAYNE +
2915 JANET DR
NORTH FORT MYERS FL 33903

COUNTS WILLIAM T
1165 PALM AVE #9A
NORTH FORT MYERS FL 33903

PLACKETT ROBERT M II
1165 PALM AVE #9B
NORTH FORT MYERS FL 33903

ALDRICH JASON M
1165 PALM AVE #9C
NORTH FORT MYERS FL 33903

HICKMAN TOMMY ALLEN
1165 PALM AVE #9D
NORTH FORT MYERS FL 33903

SCHMOYER JEFFREY L &
204 PENNSYLVANIA AVE
KUTZTOWN PA 19530

NETZLEY CHRIS
841 NE 6TH PL
CAPE CORAL FL 33909

SMITH GERALDINE A
1165 PALM AVE #1C
NORTH FORT MYERS FL 33903

BULLOCK VANESSA
1165 PALM AVE # 1D
NORTH FORT MYERS FL 33903

GOUGH ERIK M
1165 PALM AVE #4A
NORTH FORT MYERS FL 33903

GRISHAYEVA GALINA I
1165 PALM AVE APT 4B
NORTH FORT MYERS FL 33903

MAVRAKIS ANDREAS
1165 PALM AVE #4C
NORTH FORT MYERS FL 33903

WHITE WENDY B
1165 PALM AVE # 4D
NORTH FORT MYERS FL 33903

BAKER SALLI
1105 BRIDGWOOD DR
LAGRANGE GA 30240

SANTACROCE CATHLEEN L/E
1165 PALM AVE #7B
NORTH FORT MYERS FL 33903

KINNEY KAREN
1165 PALM AVE #7C
NORTH FORT MYERS FL 33903

DE GODOI VITOR
1165 PALM AVE #7D
NORTH FORT MYERS FL 33903

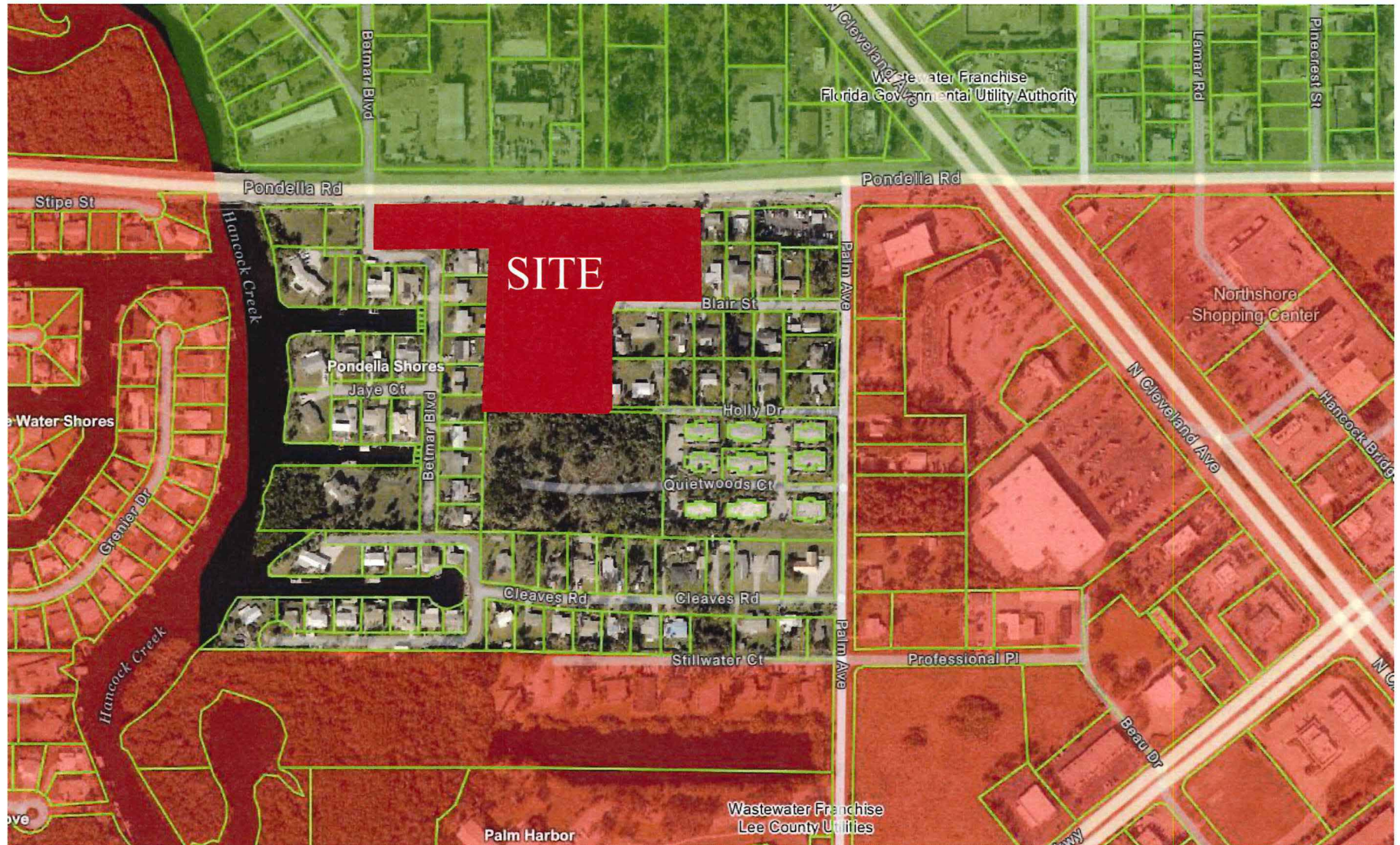
GOODCHILD WAYNE
1165 PALM AVE #8A
NORTH FORT MYERS FL 33903

LAMBERT BRUCE
1165 PALM AVE #8B
NORTH FORT MYERS FL 33903

BURDETTE CINDY L
1165 PALM AVE # 8C
NORTH FORT MYERS FL 33903

RODRIGUEZ GISSELA
1165 PALM AVE #8D
NORTH FORT MYERS FL 33903

PONDELLA HOLDINGS
PROPOSED FUTURE LAND USE MAP 4-B



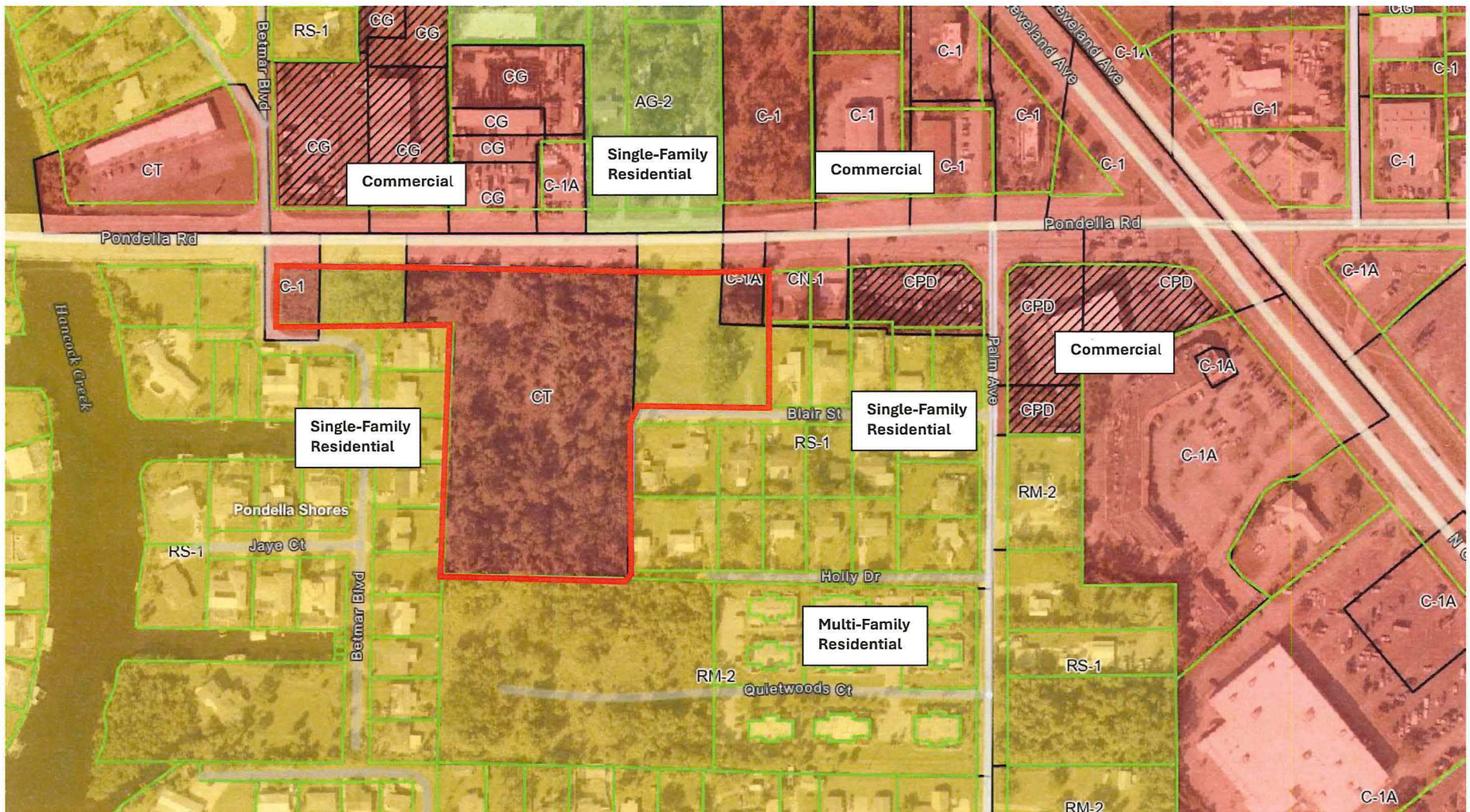
PONDELLA HOLDINGS
EXISTING LAND USES MAP

EXHIBIT M-5



PONDELLA HOLDINGS
SURROUNDING ZONING MAP

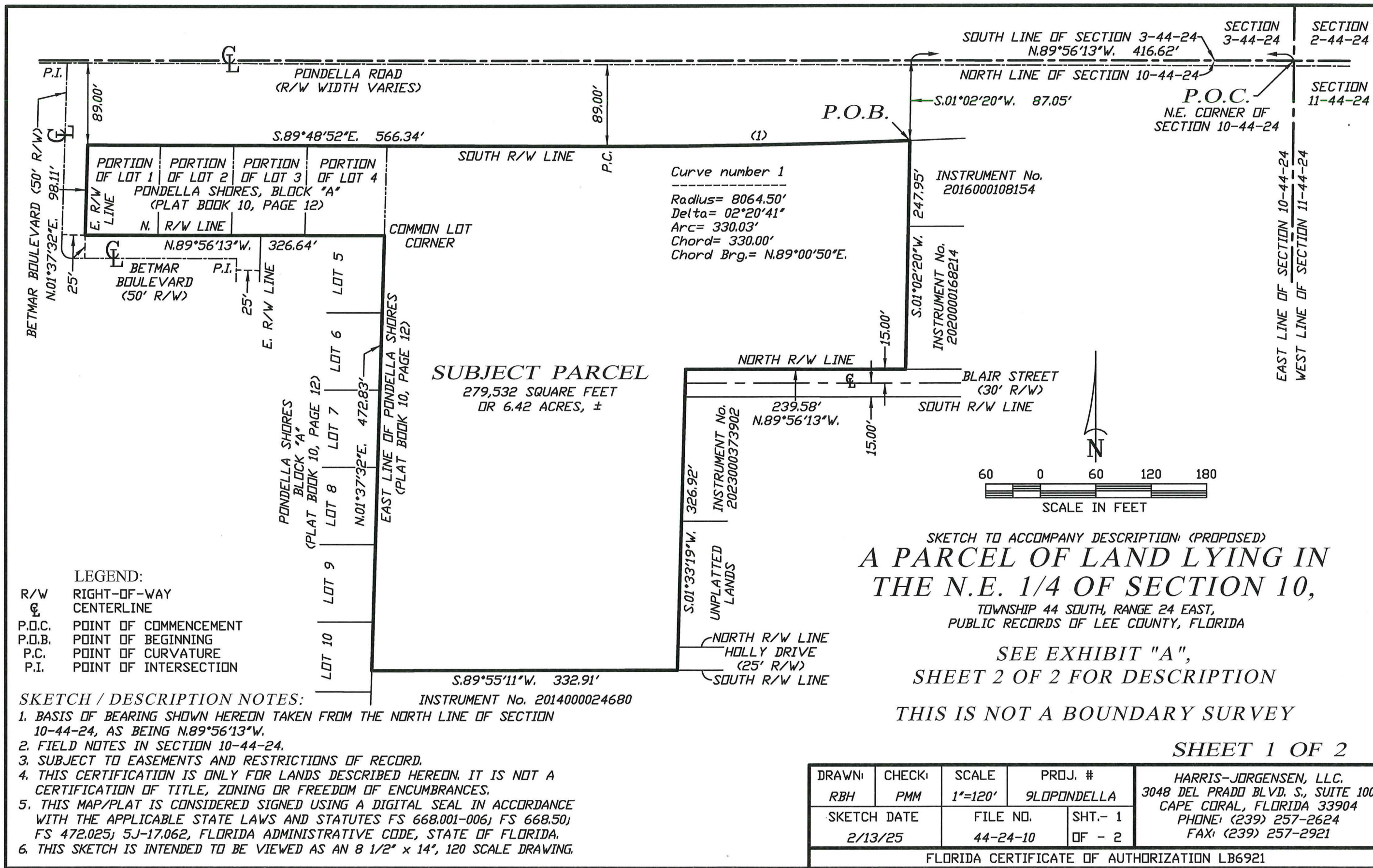
EXHIBIT M-6



■ Commercial Zoning Districts

■ Residential Zoning Districts

■ Agricultural Zoning Districts



SKETCH TO ACCOMPANY DESCRIPTION: (PROPOSED)
**A PARCEL OF LAND LYING IN
THE N.E. 1/4 OF SECTION 10,**

TOWNSHIP 44 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

SEE EXHIBIT "A",
SHEET 2 OF 2 FOR DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

- LEGEND:
- R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.C. POINT OF CURVATURE
 - P.I. POINT OF INTERSECTION

- SKETCH / DESCRIPTION NOTES:
1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTH LINE OF SECTION 10-44-24, AS BEING N.89°56'13"W.
 2. FIELD NOTES IN SECTION 10-44-24.
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 5. 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.
 6. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 120 SCALE DRAWING.

DRAWN: RBH	CHECK: PMM	SCALE 1"=120'	PROJ. # 9LOPONDELLA	HARRIS-JORGENSEN, LLC. 3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921
SKETCH DATE 2/13/25		FILE NO. 44-24-10	SHT.- 1 OF - 2	

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

DESCRIPTION TO ACCOMPANY SKETCH
EXHIBIT "A"

(PROPOSED)
**A PARCEL OF LAND LYING IN
THE N.E. 1/4 OF SECTION 10,
TOWNSHIP 44 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA**

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 1, 2, 3, AND 4, BLOCK "A", PONDELLA SHORES, AS RECORDED IN PLAT BOOK 10, PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE RUN N.89°56'13"W. ALONG THE NORTH LINE OF SAID SECTION 10, FOR 416.62 FEET; THENCE RUN S.01°02'20"W. TO A POINT ALONG THE SOUTH LINE OF PONDELLA ROAD, FOR 87.05 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE S.01°02'20"W. TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF BLAIR STREET (50 FEET WIDE), FOR 247.95 FEET; THENCE RUN N.89°56'13"W. ALONG SAID NORTH RIGHT OF WAY LINE FOR 239.58 FEET; THENCE RUN S.01°33'19"W., FOR 326.92 FEET; THENCE RUN S.89°55'11"W. TO A POINT ALONG THE EAST LINE OF THE AFORESAID PONDELLA SHORES, FOR 332.91 FEET; THENCE RUN N.01°37'32"E. ALONG SAID EAST LINE, TO THE COMMON LOT CORNER BETWEEN LOTS 4 AND 5 OF SAID PONDELLA SHORES, FOR 472.83 FEET; THENCE RUN N.89°56'13"W. TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF BETMAR BOULEVARD (50 FEET WIDE), FOR 326.64 FEET; THENCE RUN N.01°37'32"E. ALONG SAID EAST RIGHT OF WAY TO A POINT ALONG THE AFORESAID SOUTH RIGHT OF WAY LINE OF PONDELLA ROAD, FOR 98.11 FEET; THENCE RUN S.89°48'52"E. ALONG SAID SOUTH RIGHT OF WAY, FOR 566.34 FEET, TO A POINT OF CURVATURE; THENCE RUN ALONG THE ARC OF A CURVE, TO THE LEFT, FOR 330.03 FEET, SAID CURVE HAVING THE FOLLOWING ELEMENTS, A RADIUS OF 8,064.50 FEET, A CENTRAL DELTA ANGLE OF 02°20'41", A CHORD THAT BEARS N.89°00'50"E., AND A CHORD DISTANCE OF 330.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 279,532 SQUARE FEET OR 6.42 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID NORTH LINE OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, AS BEING N.89°56'13"W.

Phillip M
Mould, LS6515, State of Florida
State of Florida

Digitally signed by

Phillip M Mould,

LS6515, State of Florida

Date: 2025.03.06

18:56:35 -05'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
FEBRUARY 13, 2025

Exhibit M-8

Prepared by and Return to:

Faith Greenberg

The Closing Agent, Inc.

11 N. Summerlin Ave., Ste. 100

Orlando, FL 32801

File Number: 2138196

(Space Above This Line For Recording Data)

WARRANTY DEED

This Indenture made January 31, 2023 A.D. between EDISON PROPERTY SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY whose post office address is: PO BOX 155, HIGHLAND MILLS, NEW YORK 10930, a corporation existing under the laws of the State of Delaware, Grantor and PONDELLA HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY whose post office address is: C/O REDBURN DEVELOPMENT INC 204 LAFAYTTE STREET, SUITE 2, SCHENECTADY, NEW YORK 12305, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to wit:

PARCEL 1

LOTS 1, 2, AND 3, BLOCK A, PONDELLA SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS TAKEN BY LEE COUNTY, IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2308, PAGE 1108, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2

LOT 2, LINDALE FARMS, AN UNRECORDED SUBDIVISION, IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 00°49'15" EAST, ALONG THE EAST LINE OF SAID SECTION 10, 45.68 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PONDELLA ROAD (S.R. NO. 78-A); THENCE SOUTH 88°53'40" WEST, ALONG SAID RIGHT-OF-WAY LINE 654.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'50" WEST, 617.74 FEET; THENCE SOUTH 88°37'31" WEST 332.91 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF PONDELLA SHORES SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00°20'03" EAST ALONG SAID EAST BOUNDARY OF PONDELLA SHORES 619.32 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF PONDELLA ROAD; THENCE NORTH 85°53'40" EAST, ALONG SAID RIGHT OF WAY LINE 332.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING PART OF A PARENT TRACT OR PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1979 AT PAGE 168 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE SOUTH 89°56'13" EAST FOR 2001.03 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO A POINT WHICH LIES 65°36'09" FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 01°33'19" WEST FOR 44.30 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF PONDELLA ROAD (FORMER STATE ROAD NO. S-78-A) AND THE POINT OF BEGINNING:

FROM SAID POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°33'19" FOR 48.48 FEET ALONG THE EASTERLY LINE OF SAID PARENT TRACT TO A NON-RADIAL INTERSECTION WITH A CURVE TO THE RIGHT CONCAVE NORTHERLY (RADIUS 8064.50, CENTRAL ANGLE 00°39'25", CHORD 92.46 FEET, CHORD BEARING SOUTH 89°51'26" WEST); THENCE WESTERLY FOR 92.46 FEET ALONG THE ARC OF SAID CURVE, BEING 64.50 FEET SOUTHERLY OF AND CONCENTRIC WITH THE CENTERLINE SURVEY OF PONDELLA ROAD (LEE COUNTY PROJECT NO. 4656); THENCE NORTH 89°48'52" WEST FOR 239.72 FEET; THENCE NORTH 01°37'32" EAST FOR 49.02 FEET ALONG THE WESTERLY LINE OF SAID PARENT TRACT; THENCE SOUTH 89°48'52" EAST FOR 332.11 FEET ALONG THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY OF PONDELLA ROAD (40.00 FROM CENTERLINE) TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OR PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, THENCE SOUTH ALONG THE EASTERN BOUNDARY OF SAID SECTION 30 FEET, MORE OR LESS, TO THE SOUTH SIDE OF THE COUNTY ROAD; THENCE WEST ALONG THE SOUTH SIDE OF SAID COUNTY ROAD FOR 416.9 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE ALONG THE LAST MENTIONED COURSE FOR A DISTANCE OF 155 FEET; THENCE WEST A DISTANCE OF 79.89 FEET; THENCE NORTH 155 FEET; THENCE EAST 79.16 FEET TO THE POINT OF BEGINNING. (KNOWN AS LOT 26 OF AN UNRECORDED PLAT OF THE DIVISION OF BORDONARO PROPERTY)

PARCEL 4

BEGINNING 495.35 FEET WEST AND 350 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, RUN WEST 159.89 FEET; THENCE NORTH 120 FEET; THENCE EAST 159.44 FEET; THENCE SOUTH 120 FEET TO THE POINT OF BEGINNING, LEE COUNTY, FLORIDA.

PARCEL 5

FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, THENCE RUN SOUTH 40 FEET, THENCE WEST ALONG THE SOUTHSIDE OF PONDELLA ROAD 416.9 FEET TO POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 140 FEET; THENCE WEST 79.16 FEET; THENCE NORTH 140 FEET; THENCE EAST 78.45 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT ORDER OF TAKING DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING A PART OF A PARENT TRACT OR PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1607, PAGE 668, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE S. 89°56'13" E. FOR 2237.50 FEET ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER TO A POINT WHICH LIES 416.62 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE S. 01°02'20" W. FOR 44.79 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF PONDELLA ROAD (FORMER STATE ROAD NO. 78A) AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING: THENCE CONTINUE S. 01°02'20" W. FOR 42.26 FEET ALONG THE EASTERLY LINE OF SAID PARENT TRACT TO A NON-RADIAL INTERSECTION WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY (RADIUS 8064.50 FEET, CENTRAL ANGLE 00°33'35", CHORD 78.78 FEET, CHORD BEARING S. 88°07'17" W.); THENCE WESTERLY FOR 78.78 FEET ALONG THE ARC OF SAID CURVE, BEING 64.50 FEET SOUTHERLY OF AND CONCENTRIC WITH THE CENTERLINE SURVEY OF PONDELLA ROAD (LEE COUNTY PROJECT NO. 4656); THENCE N. 01°20'18" E. NON-RADIALLY FOR 45.10 FEET ALONG THE WESTERLY LINE OF SAID PARENT TRACT; THENCE S. 89°48'52" W. FOR 78.45 FEET ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF PONDELLA ROAD (40.00 FEET FROM CENTERLINE) TO THE POINT OF BEGINNING.

THE BEARINGS MENTIONED HEREIN ARE BASED UPON THE CENTERLINE OF SURVEY OF U.S. 41 (S.R. NO 45) BEING N. 39°28'01" W. AS SHOWN ON STATE OF FLORIDA (STATE ROAD DEPARTMENT) RIGHT OF WAY MAP (SECTION NO. 12010-2121).

PARCEL 6

BEGINNING AT A POINT ON THE SOUTH SIDE OF THE COUNTY ROAD KNOWN AS PONDELLA ROAD, WHICH POINT IS 30 FEET SOUTH AND 495.35 FEET WEST OF THE NORTHEAST CORNER OF SECTION TEN (10), TOWNSHIP FORTY-FOUR (44) SOUTH, RANGE TWENTY-FOUR (24) EAST; THENCE RUN WEST ALONG THE SOUTH SIDE OF SAID PONDELLA ROAD A DISTANCE OF 158.45 FEET; THENCE RUN SOUTH A DISTANCE OF 200 FEET; THENCE RUN EAST A DISTANCE 159.4 FEET, MORE OR LESS, TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, HOWEVER, THE EASTERLY SEVENTY (70) FEET THEREOF, AND FURTHER EXCEPTING THEREFROM,

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24, EAST, LEE COUNTY, FLORIDA, BEING A PART OF A PARENT TRACT OR PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 470, AT PAGE 6 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE S. 89 DEGREES 56'13" E FOR 2089.28 FEET ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER TO A POINT WHICH LIES 564.84 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE S 01 DEGREES 20'18"W FOR 44.48 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF PONDELLA ROAD (FORMER STATE ROAD NO. S-78-A) AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUE S 01 DEGREES 20'18"W FOR 46.98 FEET ALONG THE EASTERLY LINE OF SAID PARENT TRACT TO A NON-RADIAL

INTERSECTION WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY (RADIUS 8064.50 FEET, CENTRAL ANGLE 00 DEGREES 37'47", CHORD 88.64 FEET, CHORD BEARING S 89 DEGREES 12'50"W) THENCE WESTERLY FOR 88.64 FEET ALONG THE ARC OF SAID CURVE, BEING 64.50 FEET SOUTHERLY OF AND CONCENTRIC WITH THE CENTERLINE SURVEY OF PONDELLA ROAD (LEE COUNTY PROJECT NO. 4656); THENCE N 01 DEGREES 33'19" E NON-RADIALLY FOR 48.48 FEET ALONG THE WESTERLY LINE OF SAID PARENT TRACT; THENCE S 89 DEGREES 48'52"E FOR 88.42 FEET ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF PONDELLA ROAD (40.00 FEET FROM CENTERLINE) TO THE POINT OF BEGINNING.

PARCEL 7

BEGINNING AT A POINT OF THE SOUTH SIDE OF THE COUNTY ROAD KNOWN AS PONDELLA ROAD, WHICH POINT IS 30 FEET SOUTH AND 495.35 FEET WEST OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE RUN WEST ALONG THE SOUTH SIDE OF SAID PONDELLA ROAD A DISTANCE OF 70 FEET; THENCE RUN SOUTH A DISTANCE OF 200 FEET; THENCE RUN EAST A DISTANCE OF 70 FEET, MORE OR LESS TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, LEE COUNTY, FLORIDA.

LESS AND EXCEPT:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING PART OF A PARENT TRACT OR PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2020 AT PAGE 3302 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE S 87 DEGREES 56' 13" E FOR 2159.28 FEET ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER TO A POINT WHICH LIES 494.84 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE S 01 DEGREES 20'28"W FOR 44.63 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF PONDELLA ROAD (FORMER STATE ROAD NO. S-78-A) AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUE S 01 DEGREES 20'18"W FOR 45.10 FEET ALONG THE EASTERLY LINE OF SAID PARENT TRACT TO A NON-RADIAL INTERSECTION WITH THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, (RADIUS 8054.50 FEET, CENTRAL ANGLE 00 DEGREES 29'52", CHORD 70.06 FEET, CHORD BEARING S. 88 DEGREES 35'00"W.) THENCE WESTERLY FOR 70.06 FEET ALONG THE ARC OF SAID CURVE, BEING 44.50 FEET SOUTHERLY OF AND CONCENTRIC WITH THE CENTERLINE SURVEY OF PONDELLA ROAD (LEE COUNTY PROJECT NO. 4656); THENCE N 01 DEGREES 20'18" E. NON-RADIALLY FOR 46.98 FEET ALONG THE WESTERLY LINE OF SAID PARENT TRACT; THENCE S 89 DEGREES 48'52" E FOR 70.00 FEET ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF PONDELLA ROAD (40 FEET FROM CENTERLINE) TO THE POINT OF BEGINNING.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Parcel Identification Number: 10-44-24-04-0000A.0010

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

To Have and to Hold, the same in fee simple forever.

Florida Corporate Deed

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Witness:

Chaya Spielman
Witness 1 - Signature

Seller:

Edison Property Services, LLC, a Delaware
Limited Liability Company

Chaya Spielman
Witness 1 - Printed Name

Shifra Kohn
Shifra Kohn, Authorized Signor

Raizy Green
Witness 2 - Signature

Raizy Green
Witness 2 - Printed Name

State of New York

County of Orange

The foregoing instrument was acknowledged before me by means of 1 physical presence or online notarization, this 31st day of January, 2023, by Shifra Kohn, Authorized Signor of EDISON PROPERTY SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, she (1) is personally known to me or () has produced as identification.

NOTARY PUBLIC

Printed Name: Chaya Spielman

My Commission Expires: May 02, 2025

Chaya Spielman
Notary Public, State of New York
No. 01SP6359244
Qualified in Orange County
Commission expires on May 02, 2025

PONDELLA HOLDINGS
AERIAL MAP

EXHIBIT M-9



AFFIDAVIT OF AUTHORIZATION

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


I, Israel Gross (name), as Managing Member (owner/title) of Pondella Holdings, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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


Signature

6/15/25
Date

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

STATE OF New York
COUNTY OF Rockland

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of June, 2025, by ISRAEL GROSS (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

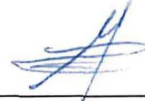
STAMP/SEAL


Signature of Notary Public

JOSEPH NIEDERMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NI6144825
Qualified in Orange County
Commission Expires April 24, 2026

AUTHORIZATION TO REPRESENT

Please be advised that VERONICA MARTIN, SENIOR PLANNER and DEAN MARTIN, P.E., of TDM Consulting, Inc., 1520 Royal Palm Square Blvd, Suite 100, Fort Myers, FL 33919, are hereby authorized to represent Pondella Holdings, LLC, the Applicant and Property Owner, in all applications to Lee County and subsequent public hearings regarding the property located at 333 Pondella Road, North Fort Myers, Florida, 33903, STRAP Number 10-44-24-L2-00018.0010.



Israel Gross, Managing Member
Pondella Holdings, LLC

STATE OF New York
COUNTY OF Rockland

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on June 15, 2025 (date) by ISRAEL GROSS (name of person providing oath or affirmation), who are personally known to me ~~or who has produced~~ _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

JOSEPH NIEDERMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NI6144825
Qualified in Orange County
Commission Expires April 24, 2026



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Proposed Amendment – Exhibit M11

The Applicant, Pondella Holdings, LLC, is requesting to amend Lee Plan Map 4-B, the Lee County Utilities Future Sewer Service Area Map by adding the subject property to the sewer service area. The development site is 6.42 acres, located in Section 10, Township 44 South, Range 24 East, along Pondella Road in North Fort Myers. The subject property has a future land use classification of Central Urban.



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Pondella Holdings
Lee Plan Analysis – Exhibit M12

Lee Plan Compliance:

***Policy 1.1.3:** The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The Central Urban future land use category is described as the urban core of the county with the greatest range and highest levels of public services. Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map increases the level of public services available to the community. At this time, there’s a small enclave of properties that lie outside of LCU’s sewer franchise area or any other certified franchise area. Amending the Lee Plan Map 4-B is consistent with **Lee Plan Policy 1.1.3**.

***Objective 2.1: Development Location** promotes continuous and compact growth patterns through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

***Policy 2.1.1:** Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

***Policy 2.1.2:** New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.*

***Objective 2.2: Development Timing.** Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.*

The subject property is considered an infill parcel with existing development on all sides. As previously noted, the subject property is within a small enclave of land that is not serviced by a

certified franchise area; however, LCU's future sewer service area is located to the east, south, and west of the property. The property has a wide range of urban services available, with the exception of sanitary sewer. Development of this property promotes compact and contiguous growth patterns in future urban areas where public facilities exist and are adequate to serve future developments. Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map increases the level of public services available to the community. Amending Lee Plan Map 4-B is consistent with **Lee Plan Objectives 2.1: Development Location and 2.2: Development Timing, and Policies 2.1.1 and 2.1.2.**

Objective 4.1: Water, Sewer, and Environmental Standards. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

Standard 4.1.1: Water.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).*
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4- A), then the development must be connected to that utility.*
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*

Lee County Utilities (LCU) provided a Letter of Availability confirming that potable water lines are in operation adjacent to the subject property and that LCU presently has sufficient capacity to provide potable water service as estimated. LCU also stated that there are no reuse mains in the vicinity. This is consistent with **Lee Plan Standard 4.1.1: Water.**

Standard 4.1.2: Sewer.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
- 2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*
- 3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
- 4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the*

development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.

5. If a development lies outside any service area as described above, the developer may:

- request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
- establish a self-provided sanitary sewer system for the development;*
- develop at an intensity that does not require sanitary sewer service; or*
- if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.*

6. Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.

The subject property lies outside of Lee County Utilities services area; however, the applicant is requesting to amend Lee Plan Map 4-B, Lee County Utilities Future Sewer Service Area Map, to permit LCU to provide sanitary sewer service to the site. The applicant is aware that developer-funded extensions may be required. The proposed amendment is consistent with **Lee Plan Standard 4.1.2: Sewer, subsection 5.**

Standard 4.1.3: Reuse.

1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.

2. Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within ¼ mile from any part of the development.

3. If there is not sufficient capacity or adequate infrastructure within ¼ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.

4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.

Lee County Utilities (LCU) provided a letter stating that there aren't any reuse mains in the vicinity of the subject property. The applicant will be required to provide the anticipated irrigation demand calculations at time of Development Order permitting and will be required to provide the necessary infrastructure at that time or provide the source of irrigation water (wells) consistent with Lee Plan Policy 61.1.6. This is consistent with **Lee Plan Policy 4.1.3.**

Objective 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

Amending Lee Plan Map 4-B to add the subject property to Lee County Utilities Future Sewer Service Area Map provides additional urban services to the land in the Central Urban future land use category. This is consistent with Goal 4 of the Lee Plan and **Objective 5.1**.

***Objective 6.1:** Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

The subject property is located along a commercial corridor as identified by LDC Sec. 33-1566, the North Fort Myers Community Plan. As such, commercial development is encouraged at this location. Amending Lee Plan Map 4-B to add the subject property to Lee County Utilities Future Sewer Service Area Map provides additional urban services to the area. This is consistent with Goal 4 of the Lee Plan and **Objective 6.1**.

***Policy 11.2.1:** The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

- 1. Located within the extended pedestrian shed of established transit routes; and,*
- 2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,*
- 3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories;*
- 4. Availability of adequate public facilities and infrastructure; and*
- 5. Will not intrude into predominately single-family residential neighborhoods.*

The subject property is currently located in the Mixed-Use Overlay per Lee Plan Map 1-C. Once of the requirements is the availability of public facilities and infrastructure. Amending Lee Plan Map 4-B to add the subject property to LCU's Future Sewer Service Area Map is consistent with the Mixed-Use Over, **Policy 11.2.1**.

***Objective 17.3: Public Input.** To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.*

***Policy 17.3.2:** One public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete.*

***Policy 17.3.4:** For required public information meetings, the applicant must provide the following:*

- Adequate meeting space to accommodate projected attendance and security measures (as needed).*
- Advance notice of the meeting in a publication of local distribution provided at least ten calendar days prior to the meeting, unless otherwise specified herein.*
- At the meeting, a general overview of the text or map amendment and effect thereof.*
- After the meeting, a meeting summary document submitted to the County that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary*

of the concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised.

A Public Information Meeting will be held in the North Fort Myers community planning area as required by LDC Sec. 33-1532 and the Lee Plan. A meeting summary will be provided prior to a finding of sufficiency. This is consistent with **Lee Plan Objective 17.3 and Policies 17.3.2 and 17.3.4.**

Goal 30: North Fort Myers Community Plan. *Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.*

The goal of the North Fort Myers community plan is to improve the livability and economic vitality in the area by promoting compact, mixed use development; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing existing neighborhoods; and preserving natural resources. The subject property is located in the North Fort Myers planning community area along a designated corridor overlay, Pondella Road. As previously stated, the applicant assembled multiple vacant lots along Pondella Road, creating a site for future development. The site can be viewed as an infill development since the majority of the land on all four sides is currently developed with a mix of residential and commercial uses. Amending Lee Plan Map 4-B, LCU's Future Sewer Service Area Map to include the subject property encourages future development and provides a necessary service to the community. This is consistent with **Lee Plan Goal 30.**

Goal 56: Sanitary Sewer Infrastructure. *In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.*

Objective 56.1: *The County will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated County, either directly by Lee County Utilities or a utility authority, or indirectly through franchised utility companies.*

The subject property is located in a future urban area of Lee County – Central Urban. According to the 2024 Concurrency Report, LCU has adequate facilities to serve the proposed development's estimated 6,420 GPD. As previously noted, the subject property is located within a small enclave of land that is not located within a sewer franchise area; however, the properties to the east, south, and west are within the LCU's sewer franchise area. The Applicant is requesting to amend Lee Plan Map 4-B to expand LCU's Future Sewer Service Area, which is consistent with Lee Plan Goal 56 and Objective 56.1



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Environmental Impacts Analysis – Exhibit M13

Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map to include the subject property will have no impacts on the Environment of the subject property or surrounding land. An analysis of the environmental impacts to the subject property is unrelated to the amendment request.



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Historic Resources Impact Analysis – Exhibit M14

Analysis

Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map to include the subject property will have no impacts on the Historic or Archaeological Sensitivity level of the property. The Archaeological Sensitivity of the subject property is unrelated to the amendment request.



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Pondella Holdings

Public Facilities Impacts Analysis

Exhibit M15

Analysis

Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map to include the subject property will have no impacts on Public Facilities with the exception of sanitary sewer. Please see Exhibit M-17 Existing and Future Conditions Analysis for the sanitary sewer analysis.



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Traffic Circulation Analysis – Exhibit M16

Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map to include the subject property will have no impacts on the traffic circulation of Pondella Road or the nearby roadway network. An analysis of traffic generated by the proposed development is unrelated to the amendment request.



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

June 20, 2025

Via E-Mail

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Veronica Martin
TDM Consulting, Inc.
1520 Royal Palm Square Boulevard, Suite 100
Fort Myers, FL 33919

**RE: Potable Water Availability
Pondella Holdings – 333 Pondella Road, North Fort Myers, FL
STRAP # 10-44-24-L2-00018.0010**

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A of the Lee County Comprehensive Land Use Plan. Potable water 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.

Availability of potable water 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.

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 service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Ashanti Shahriyar

LEE COUNTY UTILITIES

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



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Pondella Holdings
Justification of Proposed Amendment – Exhibit M20

The Applicant, Pondella Holdings, LLC, is requesting to amend Lee Plan Map 4-B, the Lee County Utilities Future Sewer Service Area Map. The Applicant assembled multiple lots along Pondella Road, totaling 6.42 acres with the intention of developing the land for multi-family residential and commercial use. The site lies just outside the Lee County Utilities (LCU) franchise area. As shown on Lee Plan Map 4-B, the land to the east, south, and west is already within the franchise service area.

STANDARD 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

It is anticipated that the new residential development will exceed 2.5 dwelling units per acre and generate more than 5,000 gallons of sewage per day since the site is 6.42 acres and in the Central Urban future land use category.

2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*

Lee County Utilities has existing sanitary sewer infrastructure along N. Cleveland Avenue to the east, which is approximately one-quarter mile away; however, the subject property is not within LCU's sewer franchise area.

3. *If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*

The Applicant didn't request a letter of rejection from LCU denying sanitary sewer service since the applicant intends to work with LCU on extending the sewer infrastructure from N. Cleveland Avenue to the subject property.

4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may*

also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.

The proposed development is not located within another certificated or franchised service area, nor will a self-provided sanitary sewer facility be provided on a temporary basis.

5. *If a development lies outside any service area as described above, the developer may:*

- request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
- establish a self-provided sanitary sewer system for the development;*
- develop at an intensity that does not require sanitary sewer service; or*
- if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.*

The Applicant is requesting to amend Lee Plan Map 4-B, the Lee County Utilities Future Sewer Service Area Map to expand to incorporate the subject property.

6. *Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.*

The applicant is requesting to amend Lee Plan Map 4-B, which will permit LCU to provide sanitary sewer service to the subject property.

The goal of the North Fort Myers community plan is to improve the livability and economic vitality in the area by promoting compact, mixed use development; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing existing neighborhoods; and preserving natural resources. The subject property is located in the North Fort Myers planning community area along a designated corridor overlay, Pondella Road. The site is one of the last remaining large undeveloped properties along this section of Pondella Road in the Central Urban future land use category. The site can be viewed as an infill development since the majority of the land on all four sides is currently developed with a mix of residential and commercial uses. Amending Lee Plan Map 4-B aligns with the goals of the North Fort Myers community, the Lee Plan, and the LDC.



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Planning Community Requirements – Exhibit M21

The Applicant, Pondella Holdings, LLC, is requesting to amend Lee Plan Map 4-B, the Lee County Utilities Future Sewer Service Area Map. 1-C Mixed Use Overlay Map. The project site is in the North Fort Myers planning community area. Per Lee Plan Policy 17.3.2, one public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. A Public Information Meeting will be held and the meeting summary submitted prior to a finding of sufficiency.



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State Policy Plan and Regional Policy Plan – Exhibit M19

Florida Department of Economic Opportunity – Comprehensive Plan

There are no State Policy Plan goals, strategies, actions, or policies that are relevant to the proposed amendment.

Southwest Florida Regional Planning Council (SWFRPC)

There are no Regional Policy Plan goals, strategies, actions, or policies that are relevant to the proposed amendment.



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Pondella Holdings Comprehensive Plan Amendment

Level of Service Analysis for Sanitary Sewer

Exhibit - M17

Analysis

The subject property is not located within a sewer franchise area. The Applicant is requesting to amend Lee Plan Map 4-B, Lee County Utilities Future Sewer Service Area Map. Since sanitary sewer is not currently available to service the property, this analysis is based on proposed development. The 6.42-acre property has a mix of zoning districts, including C-1A, C-1, CT and RS-1. This analysis is based on the current zoning even though the Applicant intends to rezone the site to CT for a consistent zoning district.

Approximately 1.20 acres of the 6.42-acre site is currently zoned for single-family residential use (RS-1) with the remaining 5.22 acres zoned for commercial use (C-1A, C-1 and CT). Prior to the lot combination, the 1.20 acres were platted into four (4) single-family lots. That would remain accurate if the lots were "unstrapped" due the property development regulations for properties in the RS-1 zoning district. Per F.A.C. 64E-6.008 Table 1, the expected demand for the four (4) single family residential dwelling units (assume three bedrooms and less than 2,250 square feet average) is 300 GPD per dwelling unit. The remaining 5.22 acres of commercially zoned property can reasonably expect to provide 10,000 square feet of commercial uses per acre or 52,200 square feet (basic rule of thumb). The expected demand for the estimated 52,200 square feet of commercial use is 0.1 GPD per square foot. Therefore, the allowable development can expect an average sanitary sewer demand of $(4 \times 300) + (52,200 \times 0.1) = 1,200 \text{ GPD} + 5,220 \text{ GPD} = 6,420 \text{ GPD}$.

According to the 2024 Lee County Concurrency Report, LCU's interconnected wastewater treatment system is permitted with a capacity of 43.4 million gallon per day (MGPD) and is projected to operate at 44.7 MGPD by 2045. Therefore, there is sufficient capacity within the wastewater treatment plan systems to serve the 6,420 GPD increase in demand to LCU's system from the project. Additional design and analysis will be required at time of development order permitting.

Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map to include the subject property will not have any impacts to other urban services, including potable water, surface water/drainage basins, parks, recreation and open space or public schools. Therefore, this analysis is provided for impacts to sanitary sewer only.



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Pondella Holdings

Adequacy and Provision of Existing/Proposed Support Facilities Exhibit M18

Analysis

Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map to include the subject property will have no impacts on the support facilities, including Fire Protection, EMS, Law Enforcement, Solid Waste, Mass Transit or Lee County Schools.



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State Policy Plan and Regional Policy Plan – Exhibit M19

Florida Department of Economic Opportunity – Comprehensive Plan

There are no State Policy Plan goals, strategies, actions, or policies that are relevant to the proposed amendment.

Southwest Florida Regional Planning Council (SWFRPC)

There are no Regional Policy Plan goals, strategies, actions, or policies that are relevant to the proposed amendment.



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Pondella Holdings
Justification of Proposed Amendment – Exhibit M20

The Applicant, Pondella Holdings, LLC, is requesting to amend Lee Plan Map 4-B, the Lee County Utilities Future Sewer Service Area Map. The Applicant assembled multiple lots along Pondella Road, totaling 6.42 acres with the intention of developing the land for multi-family residential and commercial use. The site lies just outside the Lee County Utilities (LCU) franchise area. As shown on Lee Plan Map 4-B, the land to the east, south, and west is already within the franchise service area.

STANDARD 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

It is anticipated that the new residential development will exceed 2.5 dwelling units per acre and generate more than 5,000 gallons of sewage per day since the site is 6.42 acres and in the Central Urban future land use category.

2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*

Lee County Utilities has existing sanitary sewer infrastructure along N. Cleveland Avenue to the east, which is approximately one-quarter mile away; however, the subject property is not within LCU's sewer franchise area.

3. *If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*

The Applicant didn't request a letter of rejection from LCU denying sanitary sewer service since the applicant intends to work with LCU on extending the sewer infrastructure from N. Cleveland Avenue to the subject property.

4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may*

also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.

The proposed development is not located within another certificated or franchised service area, nor will a self-provided sanitary sewer facility be provided on a temporary basis.

5. *If a development lies outside any service area as described above, the developer may:*
- request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
 - establish a self-provided sanitary sewer system for the development;*
 - develop at an intensity that does not require sanitary sewer service; or*
 - if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.*

The Applicant is requesting to amend Lee Plan Map 4-B, the Lee County Utilities Future Sewer Service Area Map to expand to incorporate the subject property.

6. *Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.*

The applicant is requesting to amend Lee Plan Map 4-B, which will permit LCU to provide sanitary sewer service to the subject property.

The goal of the North Fort Myers community plan is to improve the livability and economic vitality in the area by promoting compact, mixed use development; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing existing neighborhoods; and preserving natural resources. The subject property is located in the North Fort Myers planning community area along a designated corridor overlay, Pondella Road. The site is one of the last remaining large undeveloped properties along this section of Pondella Road in the Central Urban future land use category. The site can be viewed as an infill development since the majority of the land on all four sides is currently developed with a mix of residential and commercial uses. Amending Lee Plan Map 4-B aligns with the goals of the North Fort Myers community, the Lee Plan, and the LDC.



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Planning Community Requirements – Exhibit M21

The Applicant, Pondella Holdings, LLC, is requesting to amend Lee Plan Map 4-B, the Lee County Utilities Future Sewer Service Area Map. 1-C Mixed Use Overlay Map. The project site is in the North Fort Myers planning community area. Per Lee Plan Policy 17.3.2, one public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. A Public Information Meeting will be held and the meeting summary submitted prior to a finding of sufficiency.